



Apt G10 39 Potato Wharf, Castlefield, Manchester, M3 4BH

Nestled in the picturesque Potato Wharf area of Castlefield, this delightful ground floor apartment offers a unique blend of modern living and serene waterside charm. The property comprises of an entrance hallway, spacious lounge with access to a full length balcony with stunning canal views, a modern kitchen with integrated appliances, two double bedrooms with the master including a contemporary en-suite. No Chain. Mortgage Buyers Welcome due to EWS-1 Works being completed, certificate immanent. Secure allocated parking available.

Asking Price £215,000

Viewing arrangements

Viewing strictly by appointment through the agent

245 Deansgate, Manchester, M3 4EN 0161 833 9499 opt 3

Entrance Hallway

Leads to all rooms,

Kitchen / Lounge

22'0" x 11'10"

Range of wall and base units with complimentary kitchen worktop. Sink with mixer tap. Integrated fridge/freezer, microwave, dishwasher, cooker with hob over. Breakfast bar with area for seating. Tiled splashback. TV and Telephone point. Door to balcony. Electric wall heater. Spot lighting.

Bedroom One

9'5" x 15'1"

Fitted carpet, spot lighting, electric heater, double glazed UPVC window.

En-suite

7'9" x 4'10"

Shower cubical with mixer shower over. Low level W/C. Floating sink with mixer tap. Inset lighting. Partially tiled. Towel rail.

Bedroom Two

9'5" x 15'1"

Ceiling pendant light. Window overlooking canal. Electric wall heater.

Bathroom

7'2" x 7'6"

Bath with tiled panel and mixer shower over. Low level W/C. Floating sink with mixer tap. Inset lighting. Partially tiled. Towel rail.

Externally

Fully length balcony accessed through the living room. Secure allocated parking.

Additional Information

Lease - 150 years from 2007

Service Charges - £3,712.52 pa including buildings insurance

Ground Rent - £300 per annum

EPC Rating- C

Council Tax Band - D

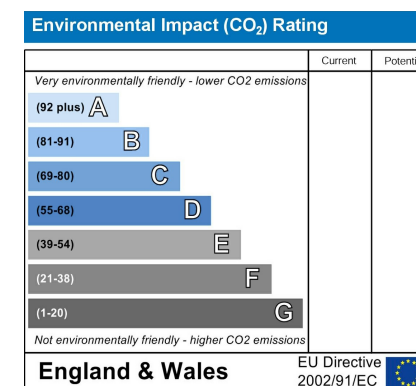
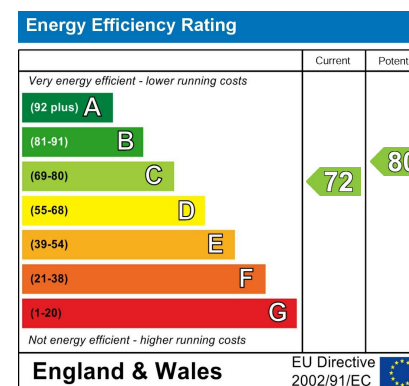
Managing Agent- Living City

Agents Notes

To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.

Disclaimer

IMPORTANT NOTE TO PURCHASERS: The lease, ground rent and service charges should all be checked via the solicitors for clarification. We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only, and are not precise. If floor plans were included, these may not be to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us.







These particulars are believed to be accurate but they are not guaranteed and do not form a contract. Neither Jordan Fishwick nor the vendor or lessor accept any responsibility in respect of these particulars, which are not intended to be statements or representations of fact and any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Any floorplans on this brochure are for illustrative purposes only and are not necessarily to scale.

Offices at: Chorlton, Didsbury, Disley, Hale, Glossop, Macclesfield, Manchester Deansgate, Manchester Whitworth Street, New Mills, Sale, Wilmslow and Withington

245 Deansgate, Manchester, M3 4EN

0161 833 9499 opt 3

manchester@jordanfishwick.co.uk

www.jordanfishwick.co.uk

