CASTLE QUAY
jordan fishwick

Apt 410 Castlegate, 2 Chester Road, Castlefield, Manchester, M15 4QG

AVAILABLE VIA MODERN AUCTION.

Auction date - TBC

Mortgage Buyers Invited. EWS-1 B1 Rating. Nestled in the heart of Castlegate, this charming flat at 2 Chester Road offers a delightful blend of modern living and comfort. Spanning an impressive 893 square feet, this well-appointed residence features two spacious bedrooms, making it an ideal choice for couples, small families, or those seeking a comfortable home office space. Parking Included
The property boasts a welcoming reception room, perfect for entertaining guests or enjoying a quiet evening in. With two bathrooms, convenience is at the forefront, ensuring that morning routines and guest visits are effortlessly accommodated. Constructed in 2006, this flat benefits from contemporary design and modern amenities, providing a stylish and functional living environment.

Auction Guide £220,000

Viewing arrangements
Viewing strictly by appointment through the agent
245 Deansgate, Manchester, M3 4EN 0161 833 9499 opt 3

AUCTIONEERS COMMENTS

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).
If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.
A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.
The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.
Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

The Building

The location is superb, offering easy access to local shops, restaurants, and transport links, making it an excellent choice for those who appreciate both tranquillity and connectivity. Whether you are looking to invest in a new home or seeking a rental opportunity, this flat in Castlegate presents a wonderful option that combines space, comfort, and a prime location. Do not miss the chance to make this delightful property your own.

Entrance hall

Access to all rooms

Kitchen

8'8" x 7'10"
Modern fitted kitchen with appliances. Tiled floor

Living/Dining Room
21'8" x 16'1"
Comfortable room with access to the balcony.

Bedroom One
12'2" x 9'10"

En-Suite
7'10" x 6'2"
Walk in shower, wash hand basin and w.c Fitted mirror.

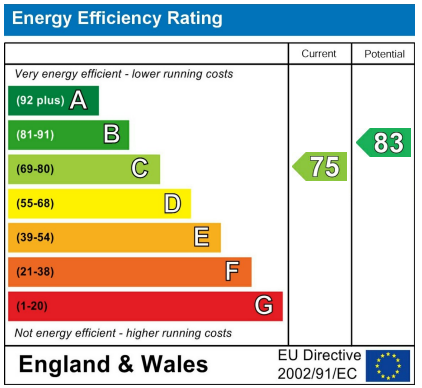
Bedroom Two
10'2" x 9'3"

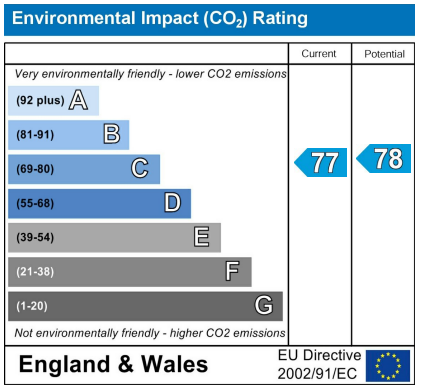
Bathroom
7'4" x 6'10"
Three piece suite with bath, wash hand basin and w.c Fitted mirrored cupboards

Externally
Underground Parking

Additional Information
Lease 125 Years from 2003.
Ground Rent £300pa
Service Charges £3997.58pa reviewed every March

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.





GROUND FLOOR

Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2025

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