



Apt 303 Castlegate, 2 Chester Road, Manchester, M15 4QG

Welcome to this charming third-floor apartment located in the sought-after Castlegate development on Chester Road, right in the heart of vibrant Manchester. Built in 2003, this modern residence combines contemporary comfort with everyday convenience, making it a perfect choice for first-time buyers, professionals, or those looking to downsize without compromising on location or lifestyle.

This stylish two-bedroom apartment boasts a spacious open-plan kitchen and living area, extending onto a paved balcony that offers extensive views over the picturesque Castlefield Basin—perfect for that City Centre feel.

The modern kitchen is fully equipped with a fridge/freezer, oven/hob, and features a practical kitchen island, ideal for casual dining or hosting.

Guide Price £325,000

Viewing arrangements

Viewing strictly by appointment through the agent

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

The Building

Situated in a desirable location, this property is well-connected to local amenities, transport links, and recreational facilities, ensuring that everything you need is within easy reach. Whether you are drawn to the vibrant culture, shopping, or dining options that Manchester provides, this apartment serves as a perfect base.

The EWS1 is in place, mortgage buyers are welcome, the property also benefits from having one underground parking space. There is also the addition of one site concierge, Monday till Friday 08:00AM - 12:00 Noon

Hallway

This long and welcoming hallway leads to all rooms and has a built in deep storage cupboard which houses the hot water system and a washer/drier

Living / Kitchen

20'11" x 17'7"

This spacious room has a comfortable living area with delightful views of the canal basin afforded by the full width windows and the balcony. This area, along with the hall, has recently been refloored. The kitchen comes with, Fridge/ Freezer , oven/ hob, extractor with a kitchen island. There is also a stainless steel sink unit. Two electric wall heaters.

Bedroom Two

9'10" x 8'5"

This bedroom has a double glazed window and an electric heater.

Bedroom Two Dressing Room

5'3" x 10'1"

Built in wardrobes with hanging and storage shelves

Ensuite

4'0" x 6'6"

Walk in shower, vanity wash hand basin and w.c . Fitted Mirror unit. Heated Towel Rail. Electric Shaver Point.

Bedroom One

18'6" x 8'8"

This bedroom has a double glazed window as well as an electric wall heater.

Bathroom

7'4" x 6'10"

Three piece suite with bath, wash hand basin and w.c Fitted mirrored cupboards. Heated Towel Rail.

Externally

The property comes with one under-ground parking space.

Views over Castlefield Basin.

Concierge available from 08:00am till 12:00 noon, Mon to Fri

Additional Information

Lease term: 125 years from 2003 with a 25 year review

Ground rent: £300.00 PA

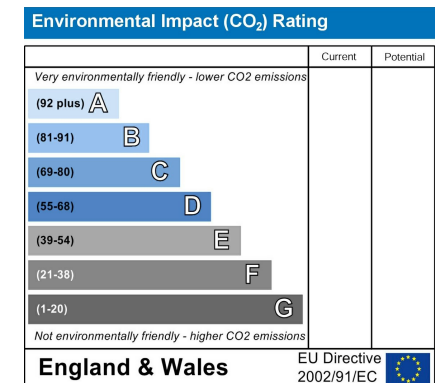
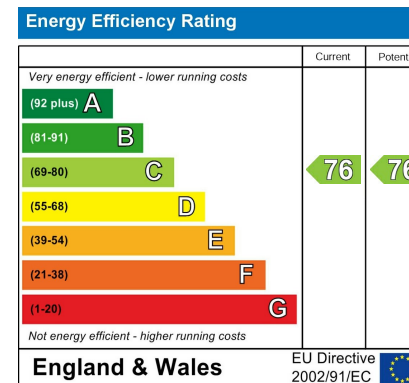
Council Tax Band: E

Service Charge: £4505.48

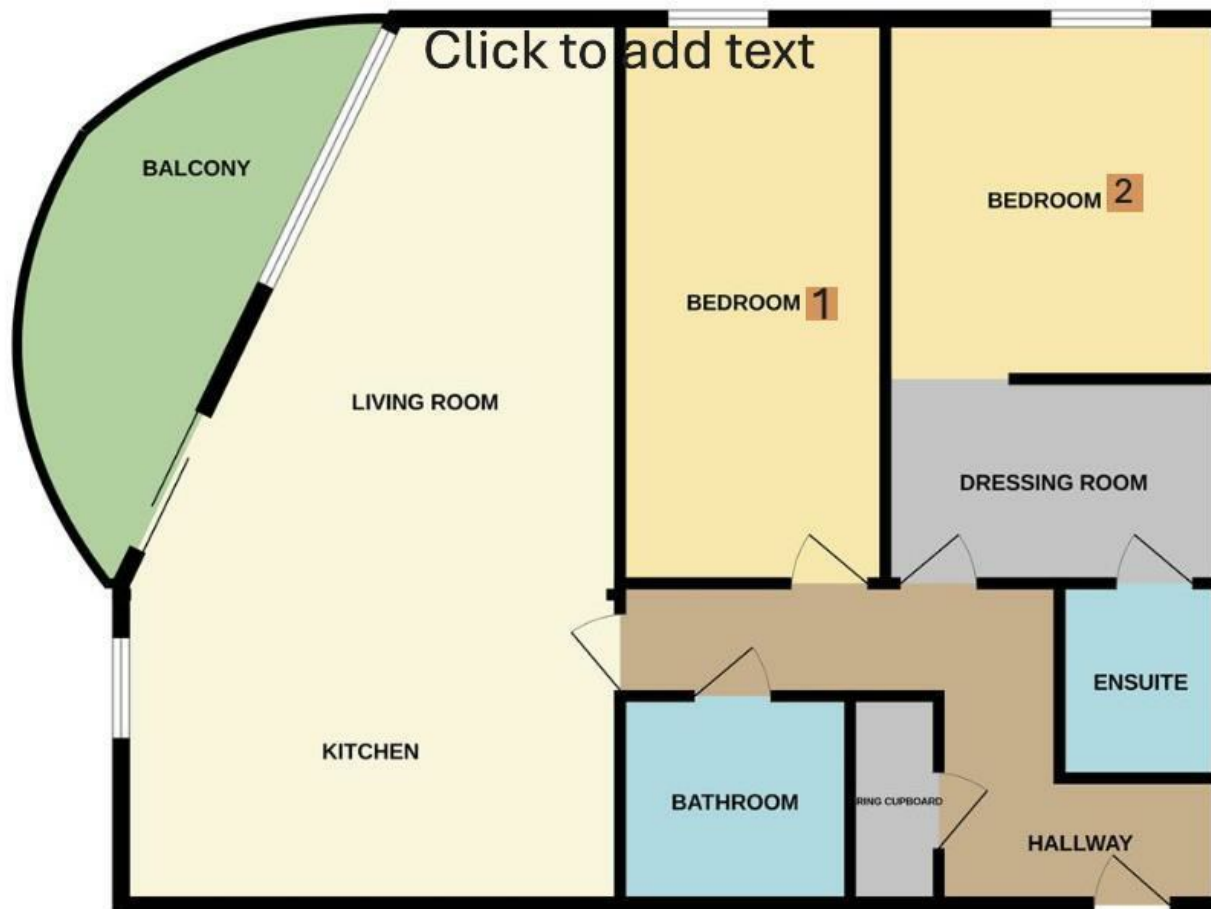
Managed by: Rendall & Rittner

Agents Notes

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