



# Apt 150 City Gate II, 3 Blantyre Street, Castlefield, Manchester, M15 4EB

Jordan Fishwick are pleased to offer for sale this large 4th floor one bedroom with occasional 2nd bedroom/study is located a short distance from Deansgate and the motorway network. Entrance hall, large living room with patio doors to balcony, separate kitchen, spacious bedroom again with patio doors onto the balcony. Bedroom/study, ( no window ), three piece suite with shower attachment. No Chain  
Cladding works have been completed and an EWS1 form is due imminently. In the meantime a 'Letter of Comfort' is available from the developer (Bellway) who have funded the works.

## Price £175,000

### Viewing arrangements

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

### Entrance Hall

Telephone entry phone, cupbosrd housing hot water system. Access to all rooms.

### Living Room

15'1" x 13'0"  
Excellent room with double glazed patio door leading onto the balcony. T.v point and electric heater

### Kitchen

10'4" x 9'5"  
Modern fully fitted kitchen with a range of matching base and eye level units. Space for fridge/freezer, electric oven, four ring hob and stainless steel extractor hood over. Linoleum flooring.

### Bedroom One

23'0" x 10'10"  
Excellent room with double glazed patio door leading onto the balcony. T.v point and electric heater

### Occasional Bedroom/Study

9'8" x 8'6"  
Ideal spare room as has no natural light or window in it.

### Bathroom

7'2" x 5'7"  
Three piece suite with shower attachment, part tiled walls, heated towel rail.

## Balcony

Covered balcony with access from the living room and bedroom.

## Additional Information

Ground rent £256.85p per annum Review period TBC

Service charges £2400 per annum Approximately

Lease 150 years from 2000

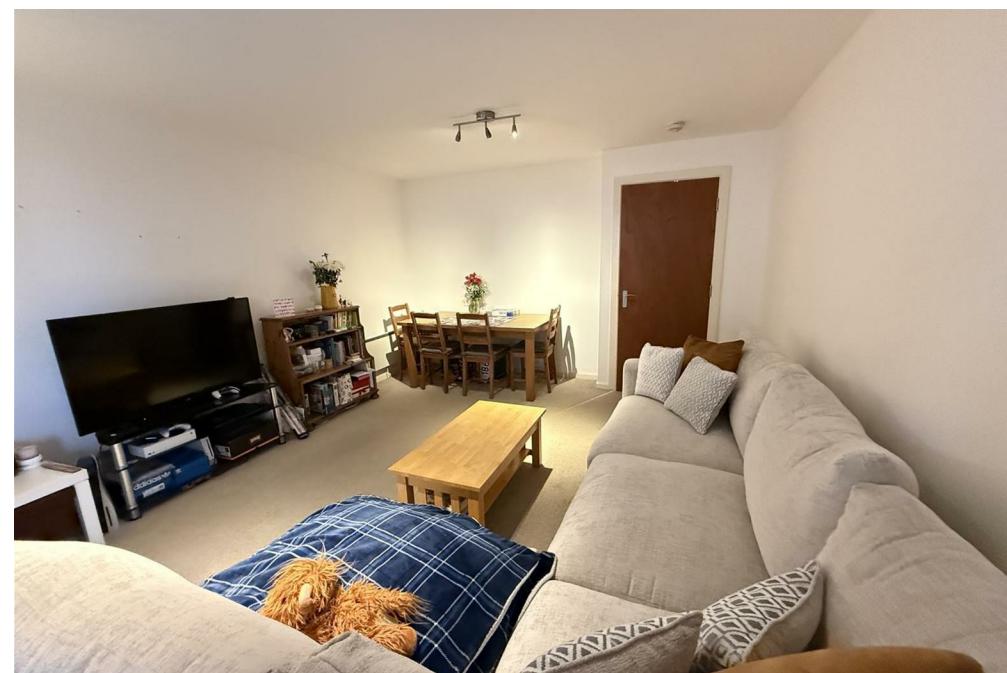
Building Managing Agent - Zenith

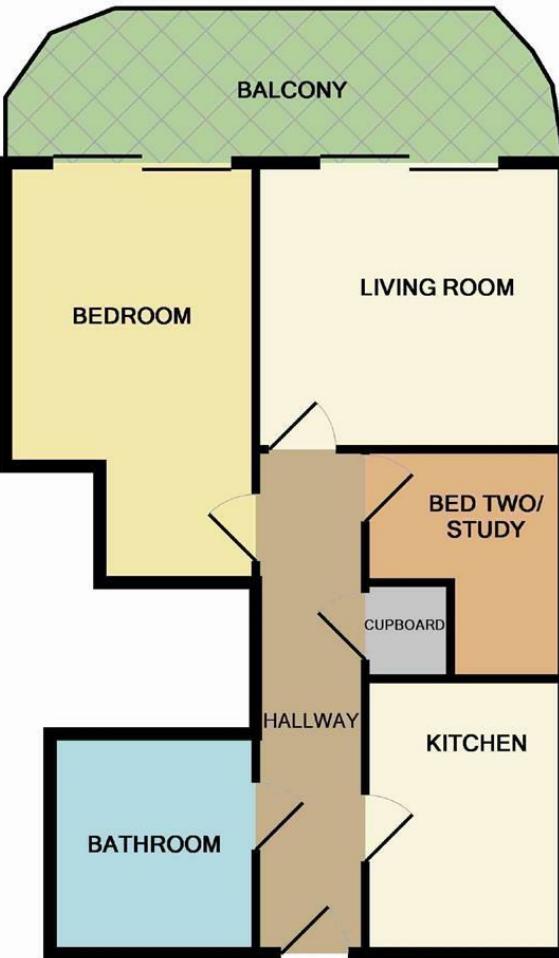
## Agents Notes

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B	86	89
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) A		
(81-91) B	82	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	





Measurements are approximate. Not to scale. Illustrative purposes only  
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