
jordan fishwick

Apt 103 Wilson Building, 43 Potato Wharf, Castlefield, Manchester, M3 4NX

We are pleased to have for sale this two bedroom apartment, found on the first floor of the Wilson Building, Castlefield.
You are welcomed through the entrance hallway which has storage for the hot water tank and plumbing for a washing machine. The high specification kitchen boasts integrated Bosch appliances and a range of wall and base cabinets finished in a high gloss grey. The spacious lounge leads onto the full length larger than average balcony. There are two double bedrooms with the master including a modern en-suite. There is also a family sized bathroom with contemporary fixtures and fittings. The property benefits from underfloor heating and parking is included. EWS-1 Available. Mortgage Buyers Welcome.

Asking Price £350,000

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, wooden laminate flooring, plumbing for washing machine and storage with hot water tank, ventilation system.

Kitchen / Lounge
19'9" x 13'1"
The Lounge includes floor to ceiling windows, TV access point, wooden laminate flooring with under floor heating, spot lighting. Access to the full length balcony. The kitchen boasts integrated Bosch appliances such as the oven/hob, fridge/freezer, dishwasher. Range of wall and base units finished in a high gloss grey with under cabinet lighting and a stone kitchen worktop finished with a charcoal tiled splashback.

Bedroom One
10'11" x 9'2"
Fitted carpets, double glazed window, spot lighting.

Bathroom
7'3" x 7'3"
Part tiled bathroom, fitted mirror with complimentary lighting, bath with glass shower screen, shower attachment with mixer, hand wash basin, WC, heated towel rail, electrical shaver point.

Bedroom Two
15'3" x 9'4"
Fitted carpets, double glazed window, spot lighting, access to en-suite.

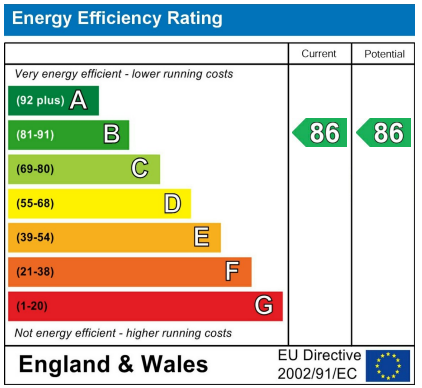
En-Suite
7'2" x 5'6"
Part tiled en-suite with enclosed shower cubicle, rain attachment with mixer, fitted mirror with complimentary lighting, W.C, hand wash basin, heated towel rail.

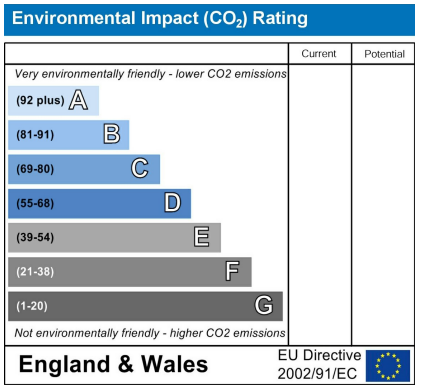
Externally
Larger than average full length balcony accessed through lounge. Secure allocated parking included.

Additional Information
Service Charge- £2,295.16
Ground Rent- Peppercorn
Lease- 999 years from 2022
EPC- B
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 where 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.



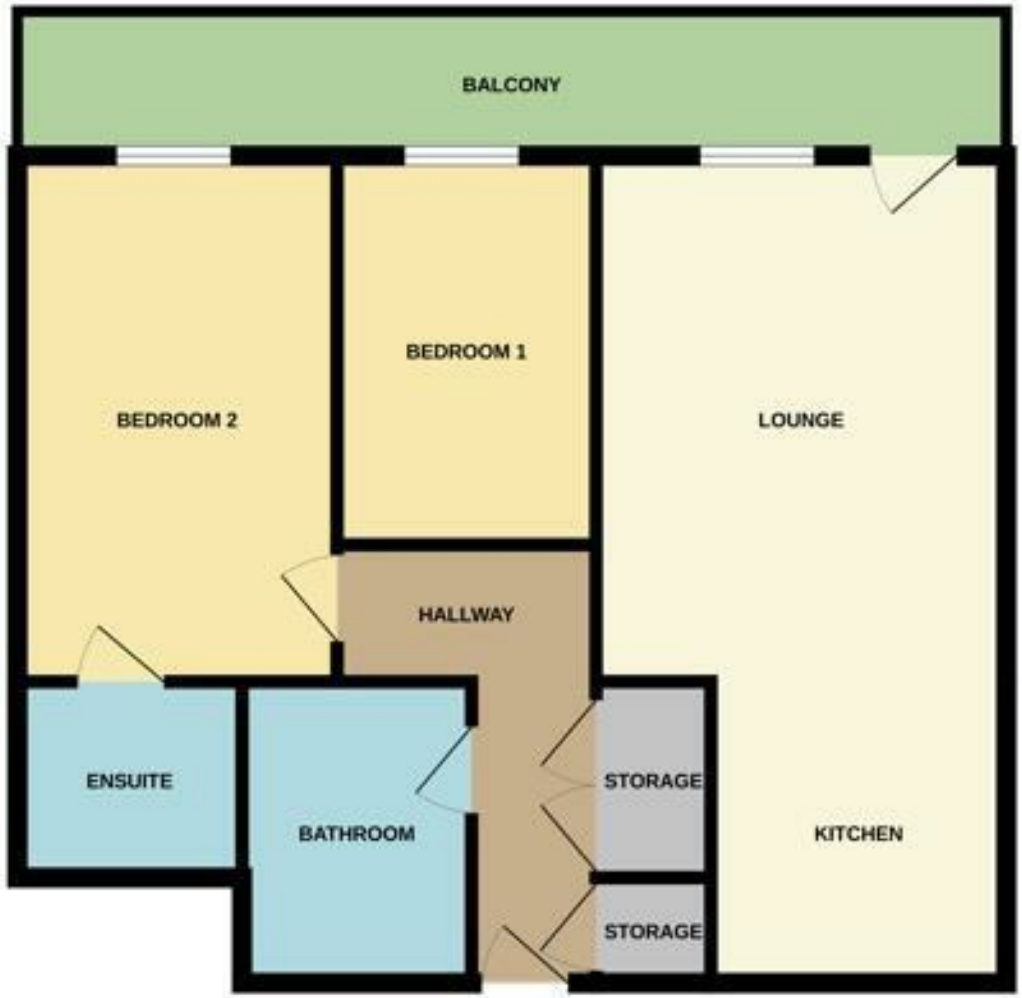












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