jordan fishwick

Apt 151 The Gate, 21 Aspin Lane, Manchester, M4 4GT

Jordan Fishwick are pleased to have for sale this immaculate two-bedroom apartment found on the 16th floor of The Gate, Meadowside Development. Comprising of high specification fixtures and fittings throughout. The kitchen boasts integrated appliances and washer drier. There are two double bedrooms both having built in wardrobes with the master bedroom having en-suite. Family sized shower room. Corner aspect with un-rivalled views. Gym, Concierge, Residents Lounge is available in the Stile building. No chain.

Offers Around £355,000

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

The Building
The gate forms part of the Meadowside development by FEC. Overlooking the picturesque Angel Meadow Park, this stunning residence offers an elevated lifestyle with access to premium on-site amenities, including a 24-hour concierge, fully equipped gym, stylish co-working lounges, and a beautifully designed terrace offering panoramic views across the park and city skyline.

Entrance Hallway
Laminate flooring, wall mounted electric heater, cupboard housing boiler, storage cupboard and spotlights.

Lounge
18'2" x 10'7"
Open plan living area, Recessed LED lighting, Full height feature windows, Telephone and TV access point. Full floor to ceiling windows with amazing views of south Manchester.

Kitchen
9'5" x 9'4"
Concealed LED lights below wall mounted units. Fully fitted base and wall mounted units with handle-less doors and soft closing hinges. Solid surface worktop. Stainless steel sink with Chrome finish mixer. Integrated oven and electric touch control Induction hob with Integrated extract hood, Integrated dishwasher, Integrated fridge freezer.

Master Bedroom
9'2" x 18'7"
Recessed LED lighting, TV point, 5amp 2 point lamp circuit, Built in wardrobes, fitted carpets.

En-Suite
7'0" x 7'1"
Walk in shower with toughened glazed opening door. Ceiling mounted rain shower and separate flexible shower head fitting. White ceramic floor mounted back to wall WC with concealed cistern. White ceramic wash hand basin with chrome finished mixer tap. Concealed heated towel drying wall with rail. Fully tiled floor and partially tiled walls, Shaver point, Recessed LED spot lighting, Mirrored bathroom cabinet with concealed LED strip lighting above sink.

Bedroom Two
14'4" x 9'1"
Recessed LED lighting, TV point, 5amp 2 point lamp circuit, Built in wardrobes, fitted carpets.

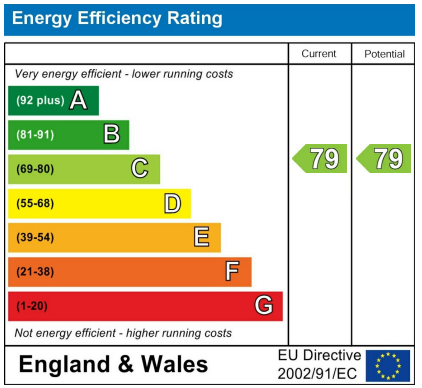
Bathroom
5'1" x 4'7"
Contemporary white steel enamel bath with wall fixed rain shower head and hinged fitted glass shower screen, White ceramic floor, mounted back to wall WC with concealed cistern, Matt black heated towel rail. Recessed LED spot lighting, Mirrored bathroom cabinet with concealed LED strip lighting above sink.

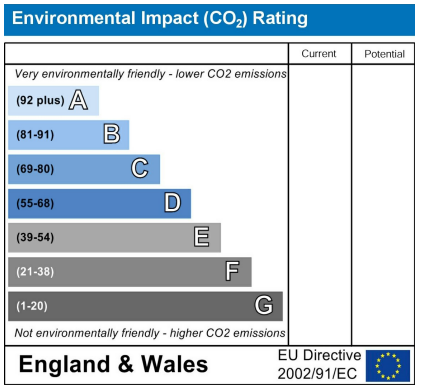
Externally
24-hour concierge. Gym, Residents Lounge is available in the Stile building next door.

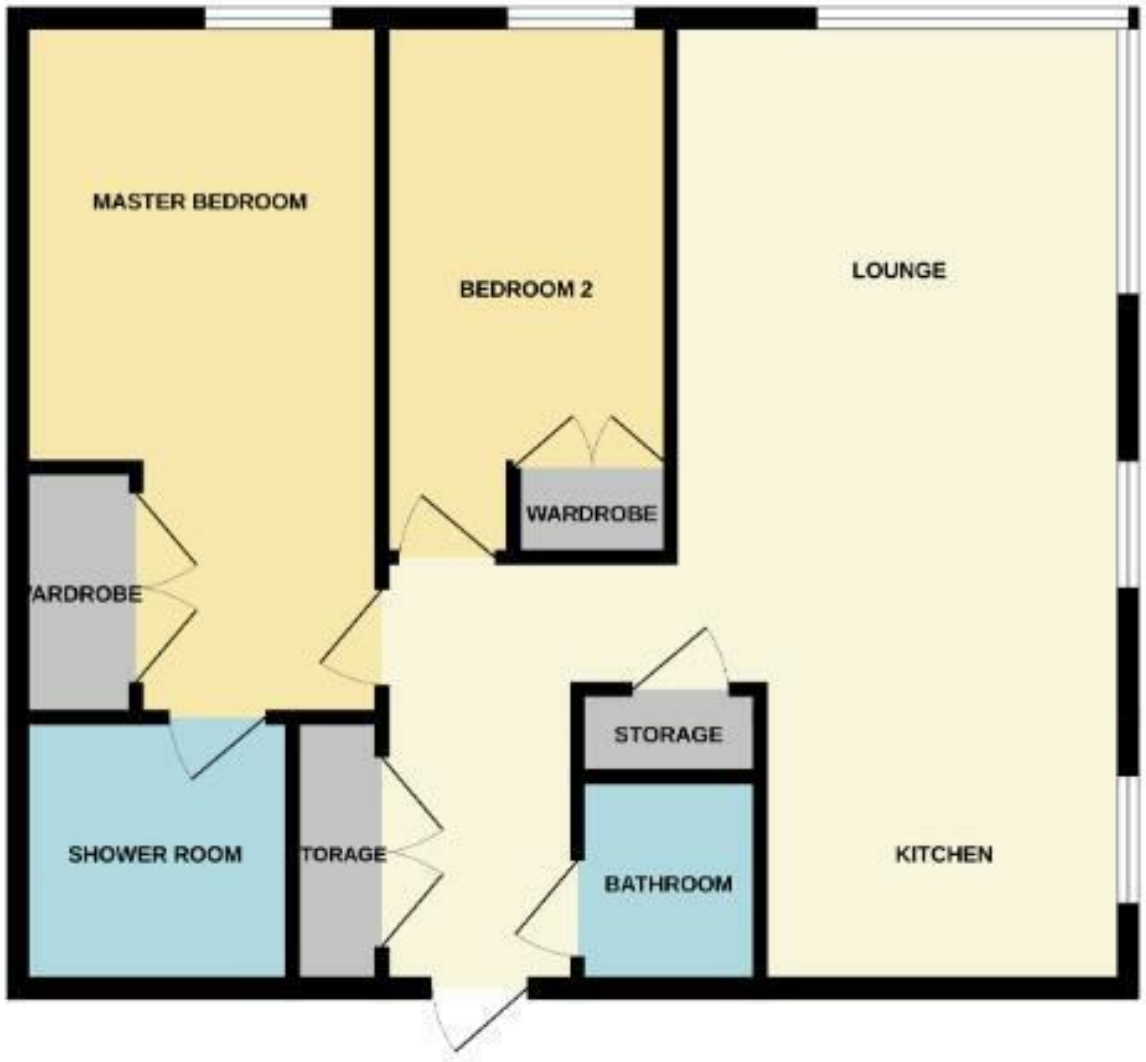
Additional Information
Service charges - £3,258.98
Ground rent - £225.00
Lease - 250 years from 2018
Council Tax Band-D
EPC Rating - C
Managed by We Are Found

Agent Notes

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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