



Apt 6 Premier Point, 9 Barton Street, Manchester, M3 4NN

Located in the heart of Castlefield, just moments from Deansgate and Deansgate-Castlefield Metrolink, and within a short walk of Spinningfields and the Museum of Science and Industry, this 2nd floor apartment is superbly located.

The property comprises an entrance hallway, bright open-plan living area with Juliet balcony, open to the fitted kitchen complete with integrated oven, hob appliances. There are two generous double bedrooms and a large stylish main bathroom suite. No Chain

Offers Over £175,000

Viewing arrangements

Viewing strictly by appointment through the agent

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

Entrance Hall

Laminate flooring with an electric heater and cupboard housing the hot water system and washer

Living Room

16'5" x 14'8"

This spacious room has a Juliet balcony, laminate flooring and two electric heaters. Open to-

Kitchen

6'2" x 11'7"

Double glazed window. Laminate flooring with wall and base units with sink unit, oven, hob and extractor.

Bedroom One

10'4" x 10'2"

Double glazed window and electric heater

Bedroom Two

9'3" x 13'6"

Double glazed window and electric heater

Bathroom

5'8" x 9'4"

Three piece

Additional Information

Service Charge £1,828.90

Ground Rent £250 pa which rises by £50 every 25 years commencing on 1st January 2031

Lease 125 Years from 2000

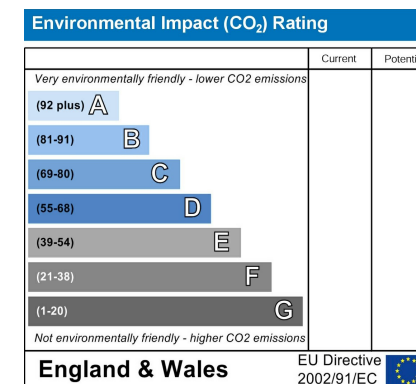
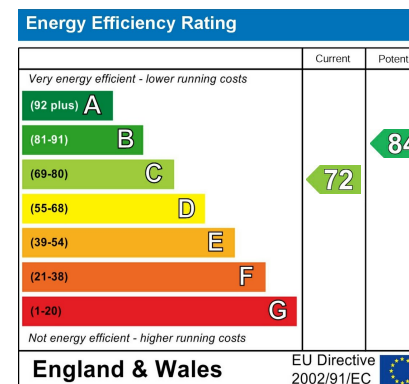
Building Managed By Dempster Management Services Limited

Agents Note

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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 were 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.





GROUND FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only.
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