



Apt G10 39 Potato Wharf, Castlefield, Manchester, M3 4BH

Nestled in the picturesque Potato Wharf area of Castlefield, this delightful ground floor apartment offers a unique blend of modern living and serene waterside charm. The property comprises of an entrance hallway, spacious lounge with access to a full length balcony with stunning canal views, a modern kitchen with integrated appliances, two double bedrooms with the master including a contemporary en-suite. No Chain. Mortgage Buyers Welcome due to EWS-1 Works being completed, certificate imminent, Secure allocated parking available.

Asking Price £215,000

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,

Kitchen / Lounge

22'0" x 11'10"

Range of wall and base units with complimentary kitchen worktop. Sink with mixer tap. Integrated fridge/freezer, microwave, dishwasher, cooker with hob over. Breakfast bar with area for seating. Tiled splashback. TV and Telephone point. Door to balcony. Electric wall heater. Spot lighting.

Bedroom One

9'5" x 15'1"

Fitted carpet, spot lighting, electric heater, double glazed UPVC window.

En-suite

7'9" x 4'10"

Shower cubical with mixer shower over. Low level W/C. Floating sink with mixer tap. Inset lighting. Partially tiled. Towel rail.

Bedroom Two

9'5" x 15'1"

Ceiling pendant light. Window overlooking canal. Electric wall heater.

Bathroom

7'2" x 7'6"

Bath with tiled panel and mixer shower over. Low level W/C. Floating sink with mixer tap. Inset lighting. Partially tiled. Towel rail.

Externally

Fully length balcony accessed through the living room. Secure allocated parking.

Additional Information

Lease - 150 years from 2007

Service Charges - £3,712.52 pa including buildings insurance

Ground Rent - £300 per annum

EPC Rating- C

Council Tax Band - D

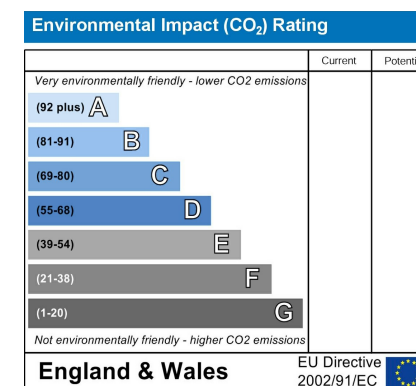
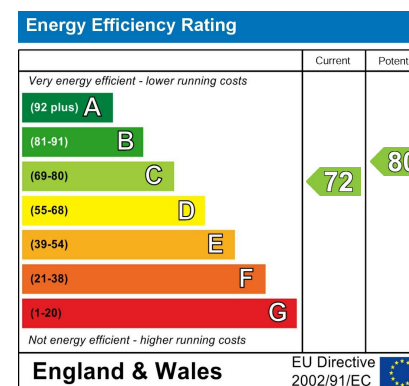
Managing Agent- Living City

Agents Notes

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