



Apt 10 Potato Wharf, Castlefield, Manchester, M3 4NB

Immaculate and fully renovated throughout top floor, corner aspect two double bedroom apartment in the highly popular development of Potato Wharf, ideally situated off Liverpool Road. The location of this apartment with its close proximity to Deansgate, Spinningfields and Castlefield make it perfect for city centre professionals wanting to be a stones throw from all city centre amenities. The apartment benefits from a stylishly appointed modern fully fitted kitchen with a range of integrated appliances and a contemporary shower room. Two good size bedrooms with the second bedroom boasting fitted furniture. The apartment also has access to a boarded loft (with full standing height) accessed via pull down ladder. Externally the apartment comes with a secure allocated parking space. NO ONWARD CHAIN.

Price £259,000

Viewing arrangements

Viewing strictly by appointment through the agent

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

Entrance Hallway

Open entrance hallway with solid wood flooring, intercom access system, storage cupboard and loft access. Access to loft. Opening through to living room/kitchen and doors to both bedrooms and shower room.

Living Area

17'3" x 19'3"

Stunning corner aspect open plan living/kitchen area with continuation of solid wood flooring. Secondary glazed windows to front elevation. Vertical radiators. Television and telephone connection points. Halogen spotlights.

Kitchen

Modern fully fitted kitchen with cream gloss base units with

complimentary solid oak work surfaces over. Integrated combi electric oven/microwave/grill. Ceramic hob with feature stainless steel extractor hood over. Integrated fridge/freezer and dishwasher. Built in wine cooler. Window to side elevation.

Master Bedroom

12'1" x 8'9"

Fitted carpet, two secondary glazed windows to rear elevation. Vertical radiator.

Bedroom Two

10'11" x 9'0"

Fitted carpet, secondary glazed windows to rear elevation. Vertical radiator. Fitted walnut bedroom furniture.

Shower room

Stylish walk in shower room with low level WC, semi pedestal basin. Feature mosaic tiling. Window to side elevation. Heated towel rail

Externally

The property comes with a secure allocated parking space.

Additional Information

Management company is Riverside

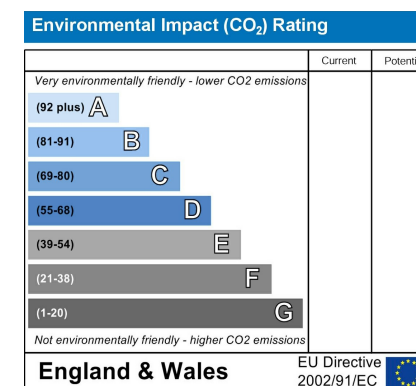
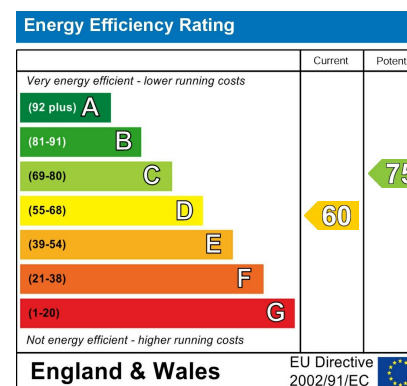
Service charge - £170 per month (including ground rent)

Lease - 150 years from 1 November 1993

In the terms of the lease when you come to sell the property each property owner has to contribute back into the sinking fund. The amount contributed is based on the following formula, 0.5% of the sale price times by how many years you have owned property for.

Agents Notes

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Measurements are approximate. Not to scale. Illustrative purposes only
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