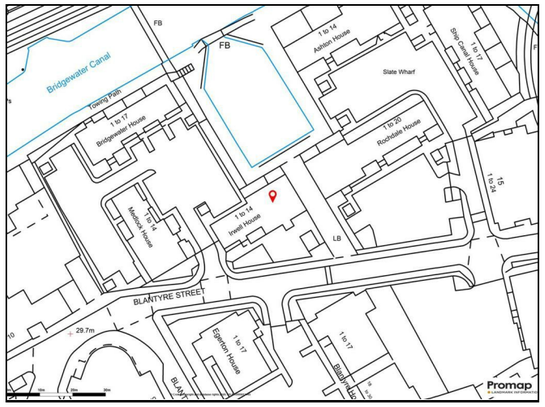
NAEA
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The Property Ombudsman

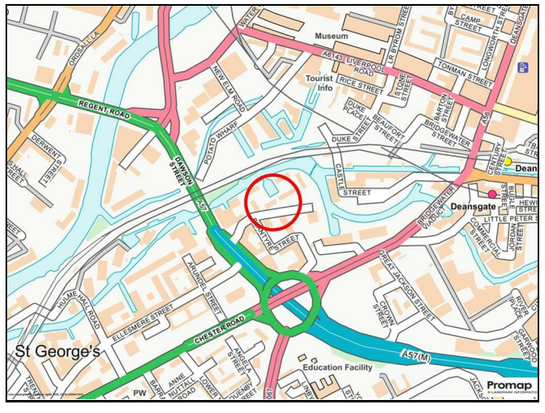
HALE OFFICE:
212 ASHLEY ROAD, HALE,
CHESHIRE WA15 9SN
TEL: 0161 941 6633
FAX: 0161 941 6622
Email: hale@watersons.net

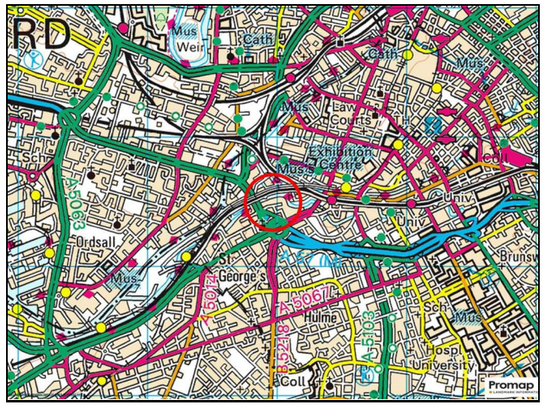
SALE OFFICE:
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WATERSONS
INDEPENDENT ESTATE AGENTS

location

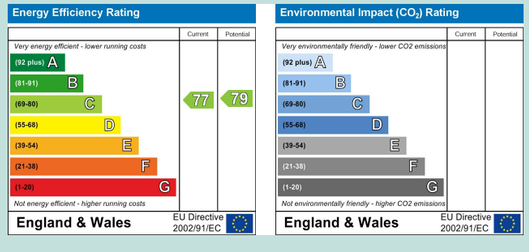






energy efficiency

In line with Government Legislation, we are now able to provide an
Energy Performance Certificate (EPC) rating (see table on the right)



AGENTS NOTES Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify the they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are in fact included in the sale since circumstances do change during marketing or negotiations. A final inspection is recommended prior to the exchange of contracts. Although we try to ensure accuracy, measurements used in this brochure may be approximate. Therefore if intending purchasers need accurate measurements in order to have carpets fitted or ensure that existing furniture will fit they should take the measurements themselves.

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2 Irwell House, 11 Slate Wharf

Manchester, M15 4SW



****NO CHAIN** A SUPERB ONE BEDROOMED GROUND FLOOR APARTMENT IDEALLY LOCATED WITHIN THIS POPULAR DEVELOPMENT IN CASTLEFIELD PERFECT FOR DEANSGATE + CANAL WALKS FROM CASTLEFIELD BASIN. NO CLADDING. LONG LEASE. GATED CARPARK WITH ALLOCATED SPACE. CONTEMPORARY KITCHEN AND SHOWER ROOM.**

Hall with storage. Lounge. Kitchen. Double Bedroom. Shower Room. Allocated parking.

CONTACT SALE 0161 973 6688

£175,000

www.watersons.net

in detail









A superbly proportioned One Double Bedroomed Ground Floor Apartment located on this popular Development.

The location is ideal, within the heart of the Castlefield Basin, perfect for the canal walks, Deansgate and Spinningfields and the Metrolink.

Internally, there are good-sized rooms and the accommodation has been upgraded with contemporary Kitchen and Bathroom fittings.

In addition to the Accommodation, there is a gated Carpark with an allocated space right behind the Apartment.

An internal viewing is a must and will reveal:

Entrance Hall, having doors opening to the Lounge, Bedroom and Bathroom, as well as two useful storage cupboards, one housing the hot water tank.

Lounge. A well-proportioned Reception Room, having a double glazed window to the rear elevation. Coved ceiling. door through to the Kitchen.

A stylish Kitchen, fitted with an extensive range of gloss-finish, handleless base and eye-level units with worktops over and inset sink unit with mixer tap. Built-in, stainless steel fronted electric oven with four ring ceramic hob and extractor hood over. Integrated appliances include a fridge freezer, dishwasher and washing machine. Double glazed window to the rear elevation.

Bedroom. A good-sized Double Bedroom, having a double glazed window to the front elevation. Coved ceiling.

The Shower Room has been refitted with a contemporary suite, comprising of large walk-in shower with thermostatic shower, enclosed cistern WC and vanity sink unit. Wall-mounted, heated, polished chrome towel rail radiator. Opaque, double glazed window to the front elevation.

Superb location for City Centre Living!

- Leasehold Property - 999 year lease from 29 September 1992 - end of lease - 29 Sep 2991 - 965 years remain - Peppercorn Rent
- Council Tax Band - C

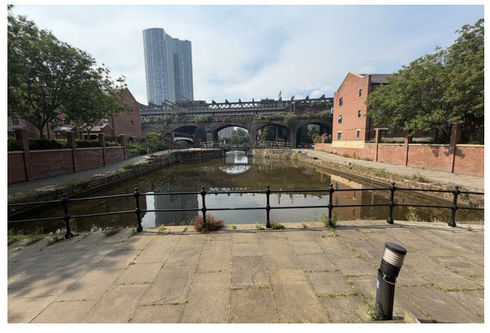




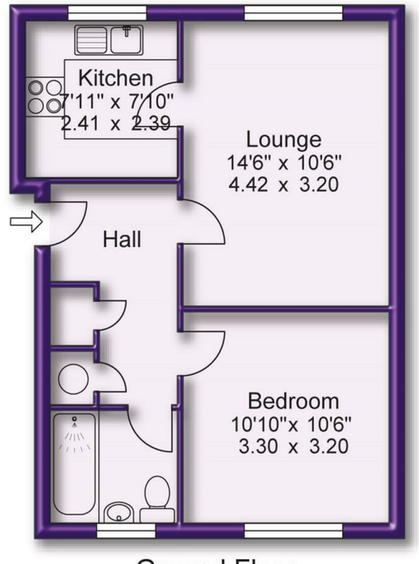








Approx Gross Floor Area = 449 Sq. Feet
= 41.8 Sq. Metres



Ground Floor

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