



SLATE WHARF  
CASTLEFIELD

£265,000

 2 BEDROOMS

 2 BATHROOMS

 1 RECEPTION

 EPC GRADE:- C



**VITALSPACE**  
INDEPENDENT ESTATE AGENTS

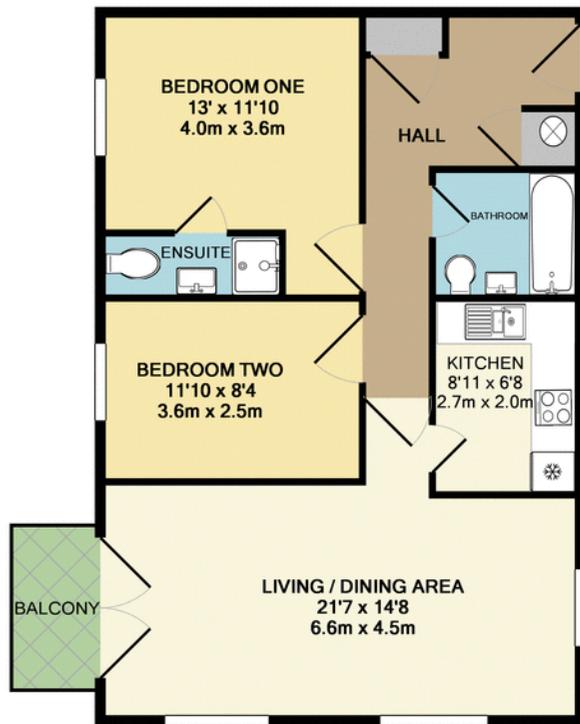


# Slate Wharf, Castlefield, M15 4SY

**\*\*NO ONWARD CHAIN\*\*** - VITALSPACE ESTATE AGENTS are delighted to offer for sale this fantastic TWO DOUBLE BEDROOM apartment located on the third floor of this popular Castlefield development. This tastefully decorated property boasts a large bright living room with patio doors leading to the Juliette balcony offering views across Castlefield, a separate contemporary kitchen, two great sized bedrooms and a spacious three piece modern bathroom and an en-suite shower room offer the master bedroom. This apartment also offers extensive storage with a large storage cupboard off the hallway. Externally, this property offers a secure allocated parking space, well-kept communal areas and a fantastic Castlefield location. Deansgate is only a ten minute walk away via the canal footpath providing access to an array of bars, shops and restaurants. Deansgate Rail, Metro-link stops and access to the M60/M56 motorways via the Mancunian Way are also within easy reach. Offered for sale with no onward chain, an internal inspection comes highly recommended.

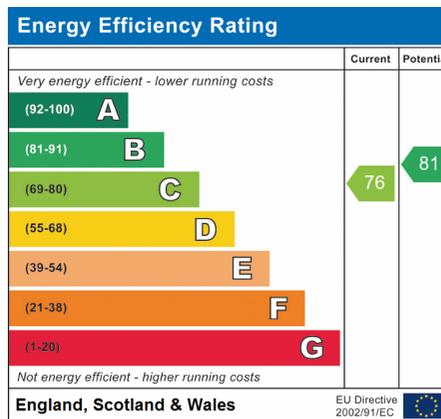
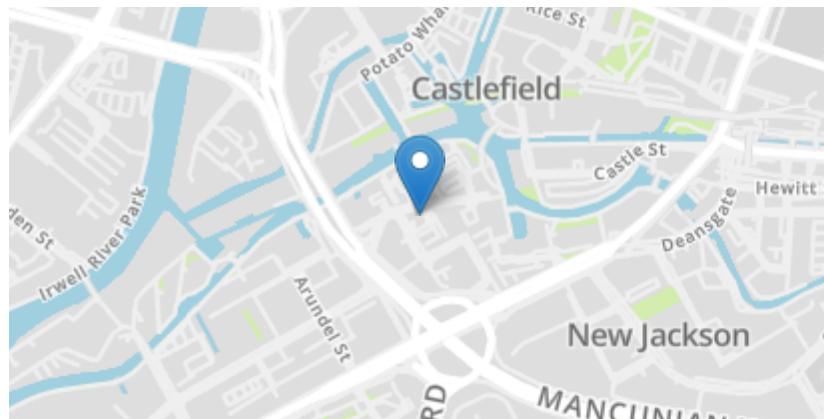






EGERTON HOUSE, SLATE WHARF, MANCHESTER. M15 4SY  
TOTAL APPROX. FLOOR AREA 694 SQ.FT. (64.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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## Features

- Two double bedrooms
- Third floor apartment
- Spacious living room
- En-suite shower room
- Secure gated parking
- Desirable Castlefield location
- No onward chain
- Walk into Manchester
- Canal side development
- Viewing recommended

## Frequently Asked Questions

How long have you owned the property for? Since September 2016

Tenure: Leasehold

Service Charge - £1500 per annum

Leasehold - 223 years remaining

Ground Rent - £0 (peppercorn rent)

Reasons for sale of property? Sale of buy to let property

If you would like to submit an offer on this property, please visit our website - <https://www.vitalspace.co.uk/offer> - and complete our online offer form.

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