



City Gate I, Blantyre Street, Manchester

£210,000

Julie Twist Properties welcomes a spacious two bedroom apartment which is located within the City Gate I development in Castlefield. Positioned on the third floor, this property offers a large and spacious open plan living, dining and kitchen area as well as its own balcony. The kitchen is fully fitted and has integrated appliances and a breakfast bar. The master bedroom is spacious with access to an ensuite bathroom and there is also a second good sized double bedroom and the three piece modern bathroom is accessible from the hallway. The property also has the benefit of plenty of ample storage space.

- Two Double Bedrooms
- Balcony
- 3rd Floor
- Castlefield Location
- Short Walk to Deansgate
- Great Sized Living Room
- Plenty of Storage Space
- Bright and Airy



DESCRIPTION

City Gate is located within the inner ring road and therefore within the heart of Castlefield where the main restaurants, bars and pubs are located. Only five minutes' walk away is Deansgate which has a Train Station, Metrolink Stop and is the start of Manchester's inner city centre. Castlefield is one of very few areas in Manchester which offers large outside space so it really comes into its own in the summer months.

GENERAL

Rental Yield: TBC
Service Charge: £3,999 pa approx
Ground Rent: £150 pa approx
Lease: 150 years (less 10 days) from 22 December 2000
Square Footage: 1,033 sq ft approx (96.0 sq m approx)
Council Tax Band: E (£2,407 pa approx)
Management Company: Rendall and Rittner

HALLWAY

Laminate, ceiling lights, access to storage cupboard and access to cupboard housing the boiler, wall mounted heater, intercom.

LIVING ROOM

Double glazed sliding doors onto balcony, laminate/ flooring, wall mounted heater, phone/TV point, ceiling lights.

MASTER BEDROOM

Double glazed window, carpeted flooring, wall mounted heater, phone/TV point, ceiling lights and entrance to the ensuite.

MAIN BATHROOM

Accessed via the hallway, a three piece bathroom comprising bath with shower attachment over, WC, sink with mixer tap, heated towel rail, partially tiled walls, tiled flooring, extractor and spotlights.

BEDROOM 2

Double glazed window, carpeted flooring, wall mounted heater, phone/TV point and ceiling lights.

ENSUITE

Accessed via the master bedroom, the ensuite comprises of a shower cubicle, WC, wash hand basin with mixer tap, heated towel rail, partially tiled walls, tiled flooring, extractor and spotlights.

KITCHEN

Open plan to the living area, the kitchen comprises wall and base units, fridge/freezer, built-in oven with four ring hob and extractor over, stainless steel sink with mixer tap and drainer, tiled flooring, spotlights/ceiling lights and extractor.



IMPORTANT NOTE TO PURCHASERS: 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, especially if you are travelling some distance to view.

