



# Castle Wharf, Chester Road, Manchester

£485,000 Leasehold

2 bedroom apartment for sale

## Description

\*\*\*GREAT INVESTMENT OPPERTUNITY\*\*\*A BEAUTIFUL 2 BED APARTMENT IN THE UNIQUE DEVELOPMENT OF CASTLE WHARF. This property is located on the 15th floor with 2 double bedrooms, 2 bathrooms, a open plan living, kitchen and dining area with a balcony over looking the canal plus one secure parking space.

Castle Wharf is a luxurious development that comes with many facilities. The Spa features a sauna, steam room and thermal experience shower, offering residents the highest-quality relaxation and wellbeing experience.

The gymnasium has been designed to provide distinct zones for free weights and cardio, whilst making the most of the views out to Castlefield Basin.

The residents lounge provides a focal point for both residents and guests. Thoughtfully designed , the lounge offers comfortable and stylish decor and is a place to unwind and relax whilst enjoying the views along the waterside. The concierge team are also located in this spacious open plan area.

The suite is beautifully appointed and designed to be a flexible entertaining area. The suite is located to the rear of the development to allow privacy for residents holding events, such as private dining experience, watching movies or gaming. The suite includes a full



kitchen, large dining table and large screen TV and surround sound system. Residents also have access to a private waterfront terrace overlooking Castlefield Basin, perfect for relaxing and having a drink with fellow residents.

Castle Wharf benefits from an excellent city centre location in the Castlefield conservation area, just minutes walk from Deansgate. The metro link and mainline railway station is 3 minutes walk away and the inner ring road is directly accessible, leading to the region's strategic motorway network

Council Tax Band: E

Tenure: Leasehold

Ground Rent: £412 per year

Service Charge: £571.81 per quarter

## **Tenure**

Leasehold



## Floor Plan

Floor area 86.3 sq.m. (929 sq.ft.) approx

Total floor area 86.3 sq.m. (929 sq.ft.) approx

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>	<b>82</b>	<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		

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