



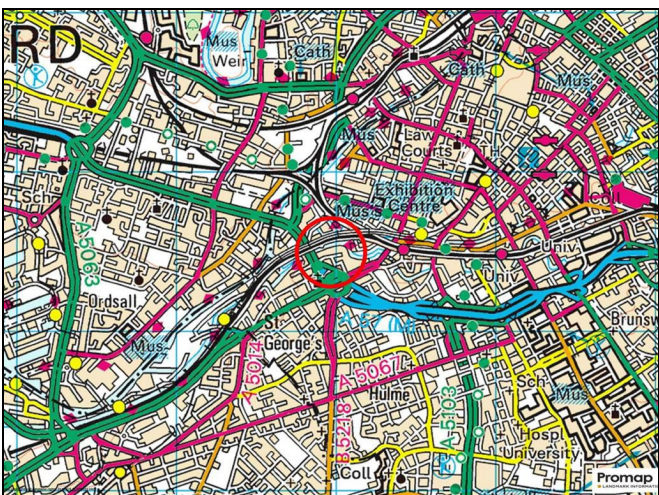
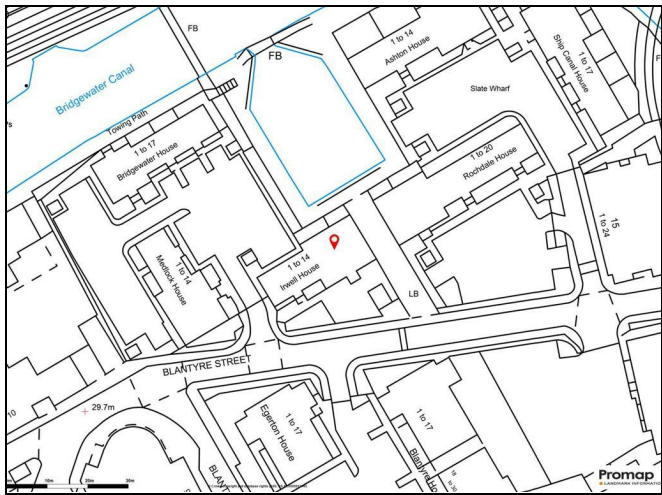
**HALE OFFICE:**  
212 ASHLEY ROAD, HALE,  
CHESHIRE WA15 9SN  
TEL: 0161 941 6633  
FAX: 0161 941 6622  
Email: hale@watersons.net

**SALE OFFICE:**  
91-93 SCHOOL ROAD, SALE,  
CHESHIRE M33 7XA  
TEL: 0161 973 6688  
FAX: 0161 976 3355  
Email: sale@watersons.net



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)

| Energy Efficiency Rating                    |                         | Current | Potential |
|---------------------------------------------|-------------------------|---------|-----------|
| Very energy efficient - lower running costs |                         |         |           |
| (92 plus) A                                 |                         |         |           |
| (81-91) B                                   |                         |         |           |
| (69-80) C                                   |                         |         |           |
| (55-68) D                                   |                         |         |           |
| (39-54) E                                   |                         |         |           |
| (21-38) F                                   |                         |         |           |
| (1-20) G                                    |                         |         |           |
| Not energy efficient - higher running costs |                         |         |           |
| England & Wales                             | EU Directive 2002/91/EC |         |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         | Current | Potential |
|-----------------------------------------------------------------|-------------------------|---------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |         |           |
| (92 plus) A                                                     |                         |         |           |
| (81-91) B                                                       |                         |         |           |
| (69-80) C                                                       |                         |         |           |
| (55-68) D                                                       |                         |         |           |
| (39-54) E                                                       |                         |         |           |
| (21-38) F                                                       |                         |         |           |
| (1-20) G                                                        |                         |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |         |           |
| England & Wales                                                 | EU Directive 2002/91/EC |         |           |

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.

www.watersons.net



INDEPENDENT ESTATE AGENTS

## 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**

**£190,000**

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.

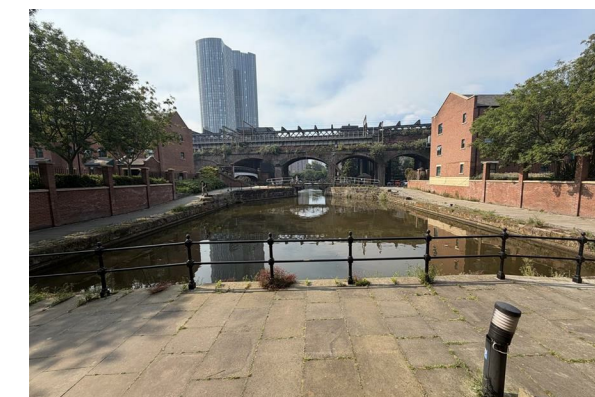
A stylish Kitchen, fitted with an extensive range of gloss-finish, handleless base and eye-level units with worktops over and inset sink unit with mixer tap. Built-in, stainless steel fronted electric oven with four ring ceramic hob and extractor hood over. Integrated appliances include a fridge freezer,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

