



## Mere House, Ellesmere Street, Castlefield - Offers Over £170,000

This two bedroom apartment is located within Mere House, part of the Castlefield Locks development. Positioned on the third floor, the apartment offers a spacious, open plan living, dining and kitchen area that is fully fitted and has integrated appliances. There are two double bedrooms, one of which has a three piece ensuite and there is also a main bathroom accessed via the hallway.

Mere House has an on-site concierge and bike store area. Located in Castlefield, this property is only a short walk away from Deansgate and Slate Wharf via the canal towpath putting you within easy reach of transport links, bars, shops and restaurants. It's also less than five minutes walk to Cornbrook Metrolink station which connects to all of the city centre, Salford quays and South Manchester.

- Third Floor Apartment
- Two Bedrooms
- Two Bathrooms
- No Onward Chain
- On Site Concierge
- Castlefield Location
- 10 Minute Walk to Deansgate
- EWS1 in Place

GENERAL

Rental Yield: 8.8% (Based on expected rental price of £1200pcm)  
Service Charge: £1513 per annum  
Ground Rent: £200 per annum  
Lease: 999 years from 01/01/2003  
Square Footage: 622 sq.ft / 57.8 sq.m  
Council Tax Band: D  
Management Company: Scanlans Property Management

HALLWAY

Laminate flooring, ceiling lights, access to storage cupboard housing the boiler and radiator.

LIVING ROOM

Double glazed windows, laminate flooring, radiator, phone/TV point, intercom entry system and spotlights.

KITCHEN/DINING ROOM

Open plan to the living area, the kitchen comprises wall and base units, breakfast bar, integrated fridge/freezer, integrated dishwasher, built in oven with four ring hob and extractor over, stainless steel sink with mixer tap and drainer, space and plumbing for a washing machine/dryer, laminate flooring, spotlights and extractor.

BEDROOM 1

Double glazed window, carpeted flooring, radiator, ceiling lights and entrance to the ensuite.

ENSUITE

Accessed via the master bedroom, the ensuite comprises shower cubicle, WC, sink with mixer tap, heated towel rail, partially tiled walls, tiled flooring and spotlights.

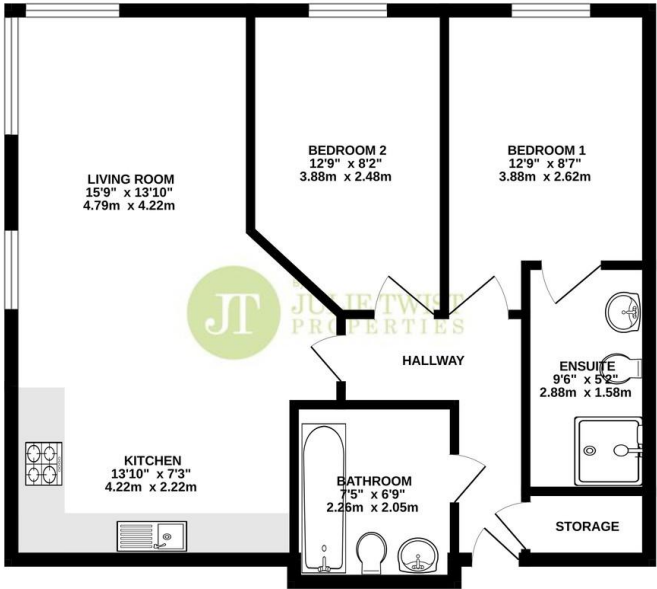
BEDROOM 2

Double glazed windows, carpeted flooring, radiator and ceiling lights.

MAIN BATHROOM

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

THIRD FLOOR  
622 sq.ft. (57.8 sq.m.) approx.



TOTAL FLOOR AREA: 622 sq.ft. (57.8 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, rooms and any other details 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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