



Ashton House, Slate Wharf, Castlefield, Manchester

Asking Price of £320,000

Julie Twist Properties are delighted to present this stunning second-floor apartment in Ashton House, Castlefield. The property features a stylish, well-designed kitchen with integrated appliances and a breakfast bar, which is open plan to a cosy living area. From here, you can step out onto a private balcony offering lovely views over the canal. The apartment includes two spacious double bedrooms and two bathrooms, one of which is an ensuite. There is also a secure, allocated parking space included in the sale of this property.

- Immaculately Presented Throughout
- Second Floor Position
- Allocated Parking Space
- Two Double Bedrooms
- Two Bathrooms
- Castlefield Location
- 10 Min Walk to Deansgate
- Short Walk to Tramstop

DESCRIPTION

This property is in a fantastic location in the highly sought after area of Castlefield, offering easy access to the Manchester Ship Canal walks, bars and eateries in Castlefield and city centre. You also have the night and cultural life Manchester city centre has to offer on your doorstep. This property is easily accessible from the town centre, both by car and on foot and it is perfectly located for access to all motorway links for those who have to commute outside the city.

GENERAL

Rental Yield: 5.54% (Based on expected rental yield of £1500pcm)
Service Charge: £1596 per annum
Ground Rent: Peppercorn
Lease: 999 years (less 10 days) from 29 September 1992
Council Tax Band: D
Square Footage: 726 sqft / 67.5 sq.m
Management Company: Stevenson Whyte

HALLWAY

Wooden flooring, spotlights, intercom entry system, wall mounted heater and access to two storage cupboards, one of which houses the boiler.

LIVING AREA

Wooden flooring, double glazed windows and door leading onto a private balcony, wall mounted heater, phone/tv point and ceiling lights.

KITCHEN

Open plan to the living area, the kitchen comprises wall and base units, a breakfast bar, integrated fridge/freezer, built-in oven, four ring hob and extractor hood over, integrated washing machine, sink with mixer tap and drainer, wooden flooring, spotlights and ceiling extractor.

BEDROOM 1

Double glazed windows, wooden flooring, wall mounted heater, ceiling lights, built in wardrobes and access to the ensuite.

ENSUITE

Accessed via bedroom 1, a three piece bathroom comprising shower cubicle, WC, sink with mixer tap, tiled walls, tiled flooring, extractor and ceiling light.

BEDROOM 2

Double glazed window, wooden flooring, wall mounted heater and spotlights.

BATHROOM

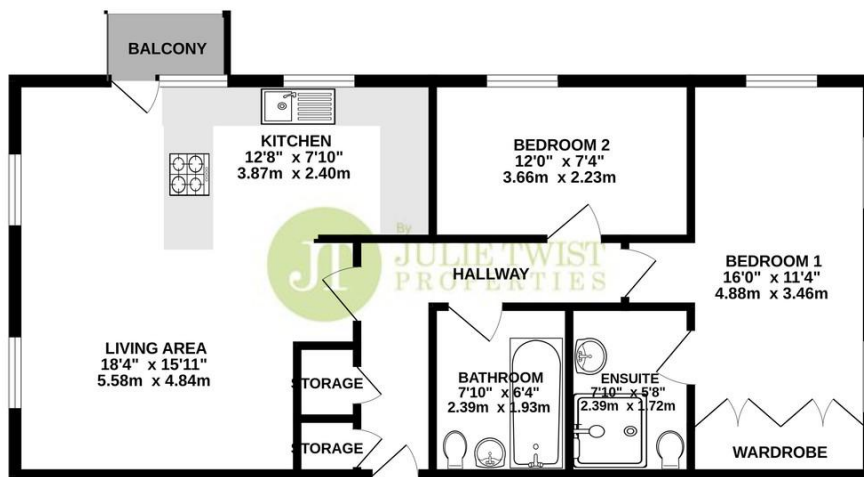
Three piece bathroom comprising bath with shower attachment, WC, sink with mixer tap, heated towel rail, tiled walls, tiled flooring, extractor and ceiling light.

PARKING

This property benefits from an allocated parking space.



SECOND FLOOR 726 sq.ft. (67.5 sq.m.) approx.



TOTAL FLOOR AREA: 726 sq.ft. (67.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the footprint 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

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