



AWARDED FOR
MARKETING | SERVICE | RESULTS



ELLESMERE STREET
CASTLEFIELD

£150,000

-  1 BEDROOM
-  1 BATHROOM
-  1 RECEPTION
-  EPC GRADE:- B



VITALSPACE
INDEPENDENT ESTATE AGENTS



Ellesmere Street, Castlefield, M15 4LR

****EWS1 AVAILABLE**** - VITALSPACE ESTATE AGENTS are pleased to offer for sale this ONE BEDROOM apartment situated within a modern Urban Splash built development located in the ever popular Castlefield area of Manchester. This fully furnished apartment briefly comprises; entrance hallway, open plan living room with large feature balcony and floor to ceiling glass doors, a luxury integrated kitchen, one double bedroom and a three piece bathroom. Designed by Glenn Howells architects, Burton Place is a fantastic scheme located in a small, secure development situated in the heart of Castlefield. The location of this building is only a stones throw away from Banyan Tree, Morrisons daily, Tesco express and the Castlefield Basin where many bars and restaurants are situated including Barca Bar, Albert Shed and Dukes 92. You're only a 10 minute walk away from Manchester City Centre and Spinningfields. Parking available at an additional cost of £20,000. Contact VitalSpace Estate Agents to arrange an internal inspection.







Whilst every attempt has been made to ensure the accuracy of the floor plan 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 as to their operability or efficiency can be given
 Made with Metropix ©2010

Features

- One double bedroom
- Balcony With Shutters
- Fully Fitted Kitchen
- Luxury bathroom
- Second floor position
- EWS1 in Place
- 10 Minutes to Deansgate
- Viewing essential

Frequently Asked Questions

999 year lease from 2003 (978 years remaining)

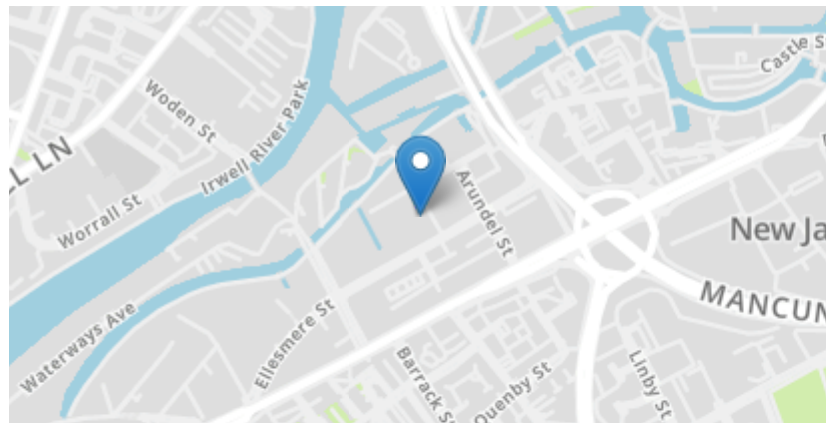
Service charge: £2,164.94 per annum

Ground rent: £302.86 per annum

EWS1 Form Available

Reasons for sale of property? Sale of buy to let

If you would like to submit an offer on this property, please visit our website - <https://www.vitalspace.co.uk/offer> - and complete our online offer form.



| Energy Efficiency Rating | | |
|--|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | 86 | 86 |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| <small>EU Directive 2002/91/EC</small> | | |
| <small>England, Scotland & Wales</small> | | |

VitalSpace and their clients give notice that: 1 They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2 Any areas, measurements are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulations or other consents and VitalSpace have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



Tel: 0161 747 7807
 Email: urmston@vitalspace.co.uk
 Web: www.vitalspace.co.uk
 22 Flixton Road, Urmston,
 Manchester, M41 5AA