



**THORNLEY
GROVES**

605 The Base
Arundel Street
Castlefield
M15 4JR



- Two Double Bedrooms
- Castlefield Location
- Large Decked Balcony
- Open Plan Living Space
- Close to Metrolink
- Integrated Kitchen
- Secure Parking
- Two Bathrooms
- Immaculately Presented
- Sixth Floor

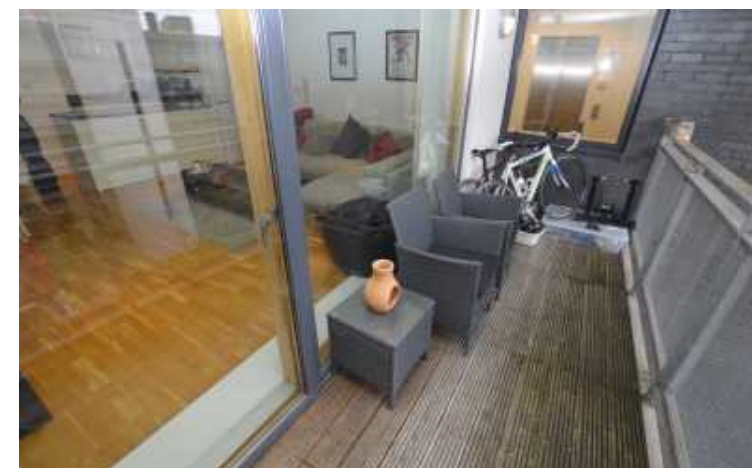
£217,000

25 Whitworth St West, Manchester, M1 5ND

Tel: 0161 245 1111 Email: manchestersg@thornleygroves.co.uk

Visit www.thornleygroves.co.uk for the latest listings

The Base is a unique development situated in the sought after location of Castlefield. It's less than a 10 minute walk to Deansgate and has excellent public and private transport links. With its vibrant mix of homes, shops, bars and businesses the area is alive both during the day and at night. Positioned on the sixth floor the property benefits from floor to ceiling windows with a private decked outdoor balcony offering views over the well maintained communal gardens. The immaculately presented apartment briefly comprises: entrance hallway, open plan living space with an integrated kitchen, two double bedrooms with ensuite to master and main bathroom suite. Secure Allocated Parking. Subject to Contract. EPC Rating - C.



Entrance Hall

Living Room

17' 9 x 16' (5.18m 0.23m x 4.88m)

Kitchen

7' 3 6' 8 (2.13m 0.08m 1.83m 0.20m)

Bedroom One

11' 7 x 9'9 (3.35m 0.18m x 2.97m)

Ensuite Shower Room

White suite comprising low level WC, wash hand basin with mixer tap and shower cubicle with electric shower. Ceramic tiled floor and walls. Wall mounted mirror. Heated towel rail. Ceiling light points. Extractor fan.

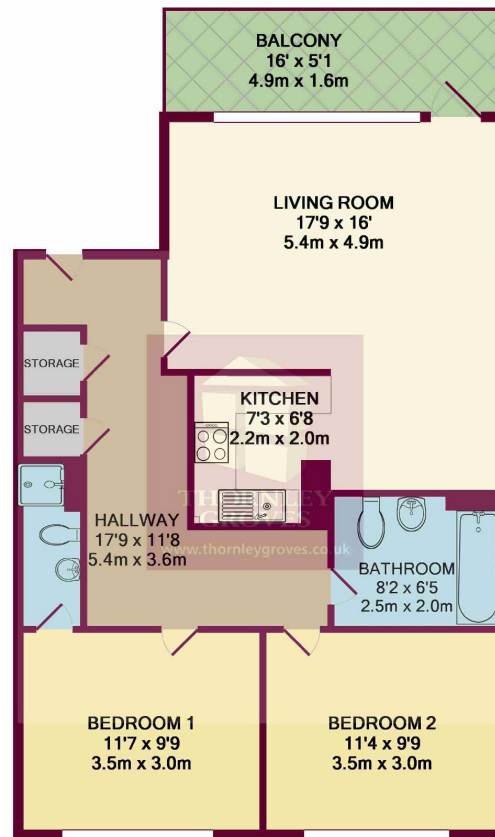
Bedroom Two

11' 4 x 9' 9 (3.35m 0.10m x 2.74m 0.23m) Double bedroom with window to the side aspect. Carpet to the floor. Ceiling light points.

Bathroom

8' 2 x 6' 5 (2.44m 0.05m x 1.83m 0.13m) White three piece suite comprising low level WC, wash hand basin with mixer tap and tiled bath with shower over. Ceramic tiled walls and floor. Wall mounted mirror. Heated towel rail. Ceiling light points. Extractor fan.



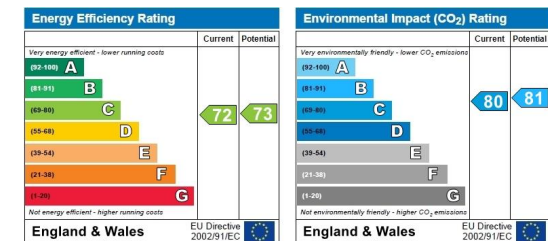


TOTAL APPROX. FLOOR AREA 723 SQ.FT. (67.2 SQ.M.)

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 ©2017

Thornley Groves do not test appliances or services in the property we are marketing, it is for the purchaser to carry out any checks they deem necessary prior to purchase. Nothing herein contained shall be warranty or condition and neither the vendor nor ourselves will be liable to the purchaser in respect of any misstatement or misrepresentation made at or before the date hereof by the vendor his servant agents or otherwise. Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. The plan is for illustrative purposes only and should be used as such by any prospective purchaser.



Manchester Central
9 John Dalton Street M2 6FW
Tel: 0161 245 1111

Manchester Northern Quarter
84 Tib Street M4 1LG
Tel: 0161 245 1111

Manchester Southern Gateway
25 Whitworth St West M1 5ND
Tel: 0161 245 1111

Salford City Point
150 Chapel Street M3 6AF
Tel: 0161 245 1111

Swinton
46 Chorley Road M27 5AF
Tel: 0161 728 3358

Urmston
2 Higher Road M41 9BQ
Tel: 0161 748 4111

Sale
100 School Road M33 7XB
Tel: 0161 962 4111

Altincham
16/18 Lloyd Street WA14 2DE
Tel: 0161 941 4111

Hale
213 Ashley Road WA15 9TB
Tel: 0161 941 4111

