



Sky Gardens is located in Castlefield, an historic and sought after neighborhood of Manchester

**1.30 Sky Gardens, Chester Road, Manchester, M15**

£297,000 Leasehold





High specification city living • Two bedroom duplex apartment • Wonderful city views from many units • Castlefield / edge of city centre location • Communal rooftop gardens • Residents lounge • 24hrs a day concierge service • Parking available to purchase • Photos / CGIs indicative only

### Local Information

Castlefield is an inner city oasis of quaint cobbled streets, canals and waterside al fresco dining. Britain's first Urban Heritage Park – with its attractive canal basin, open spaces, converted mills, bridges and viaducts – has become one of the city's most sought-after residential areas. It is particularly popular with professionals who combine the undoubted lifestyle benefits with close proximity to the city centre and excellent road and rail access.

With a heritage dating back to Roman times, Castlefield today offers vibrant, modern waterside living, complemented by appealing bars, restaurants, music and entertainment. Among the attractions are the celebrated Castlefield Bowl outdoor arena, the Castlefield Gallery and the popular Museum of Science and Industry.

Sky Gardens reflects a growing demand for stylish and sustainable inner city living. Apartments combine innovative design and attractive outdoor space.

### Tenure

Leasehold (149 years remaining)

### Local Authority

Manchester City Council

### About this property

Sky Gardens is located in Castlefield, an historic and sought after neighborhood of Manchester.

Offering 166 apartments, duplexes and triplexes with a range of sizes and bedrooms, all with access to private or communal roof gardens.

Suspended gallery bedrooms and double height windows create open contemporary living spaces and provided for a distinctive, light and airy design.

The high quality, individually designed kitchens come complete with Neff appliances fitted as standard including; induction hob, single oven, dishwasher and fridge / freezer with solid quartz surfaces. Porcelain tiling is standard to the kitchen floors.

The bathrooms feature Villeroy & Boch sanitaryware, Kaldewei bath's and Hansgrohe brassware with porcelain tiling.

Apartment 130 – Two bedroom duplex apartment with 2 en-suite bathrooms and WC, open plan kitchen living area. Private balcony. 625 square feet in total. Located on first floor.

### Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Manchester RDS Office.







**130 Sky Gardens, Chester Road, Manchester, M15**  
**Gross Internal Area** 625 sq ft, 58.2 m<sup>2</sup>

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## SKY GARDENS - APARTMENT 2Fa TYPICAL LAYOUT



Harnessing the convenience of inner city living with the attractions of appealing outdoor living space, Sky Gardens provides a blueprint for modern, contemporary living.

**Kitchen** - 2.179m x 3.941m  
**Living Room** - 4.043m x 3.835m  
**WC** - 1.477m x 1.213m

**Bedroom 1** - 1.972m x 3.988m  
**Bedroom 2** - 1.972m x 3.988m  
**Ensuite 1** - 2.160m x 1.971m  
**Ensuite 2** - 1.710m x 1.971m

All measurements taken from the widest point in a room.

There are some instances where ceiling heights may vary. Please enquire for more information on this.

**SKY GARDENS**  
PHASE 2

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