



## **Blade Tower, 15 Silvercroft Street, Manchester, M15 4YW**

**£461 Per Week**

A 42ND FLOOR CORNER UNIT WITHIN 'BLADE TOWER' THE STUNNING LUXURY DEVELOPMENT BY 'RENAKER'

Our apartment is located close to the top of the tower and sits on the corner benefiting from far reaching views over Manchester from two sides of the building.

The spacious and bright accommodation is set over 878 square feet and comprises a large dual aspect lounge with floor to ceiling windows to 2 sides offering some of the best views available in Manchester, wooden flooring, a fully equipped kitchen, master bedroom with En-suite shower room. The large double second bedroom has exclusive use of the master bedroom across the hallway. Ample storage space is offered within the apartment including a walk in utility cupboard.

The Blade offers its residents exclusive use of lounges, dining areas, a fully equipped gym, yoga & spin studios, co-working space, a roof top garden and ground floor landscaped parkland.

COMES FURNISHED. AVAILABLE FROM NOW

- BLADE TOWER MANCHESTER
- 42ND FLOOR CORNER ASPECT APARTMENT
- CONCIERGE, RESIDENTS LOUNGES & CO WORKING SPACES
- 878 SQUARE FEET. SPACIOUS & BRIGHT
- ICONIC 51 STOREY TOWER
- TWO BEDS AND TWO BATHS
- RESIDENTS ROOF GARDEN & PRIVATE DINING SUITE
- AMAZING VIEWS FROM APARTMENT
- GYM, SPIN & YOGA STUDIOS
- FURNISHED

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**BEDROOM**



**BATHROOM**



**BEDROOM**



**BEDROOM**



**EN SUITE SHOWER ROOM**



**BEDROOM**

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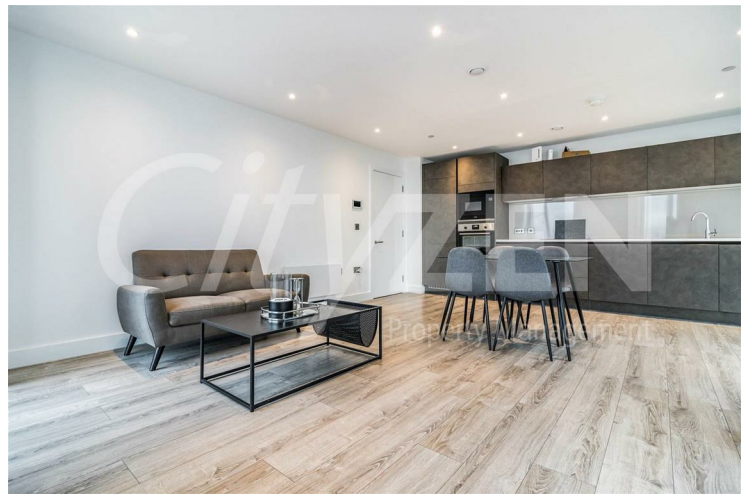
**RECEPTION ROOM**



**RECEPTION ROOM**



**KITCHEN**



**RECEPTION ROOM**



**KITCHEN**



**RECEPTION ROOM**

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**RESIDENTS LOUNGE**



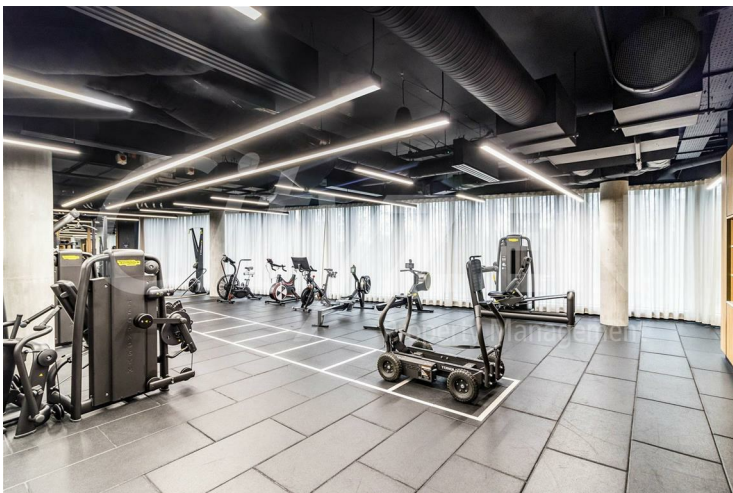
**GYM**



**RESIDENTS GARDENS**



**BLADE TOWER**



**GYM**

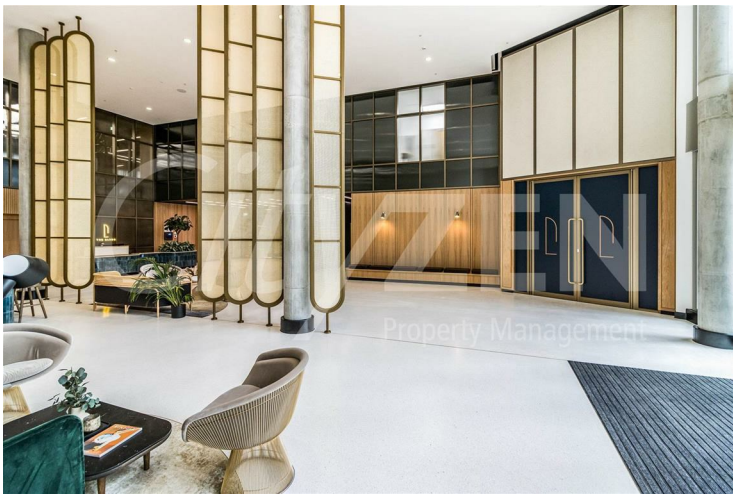


**BLADE TOWER**

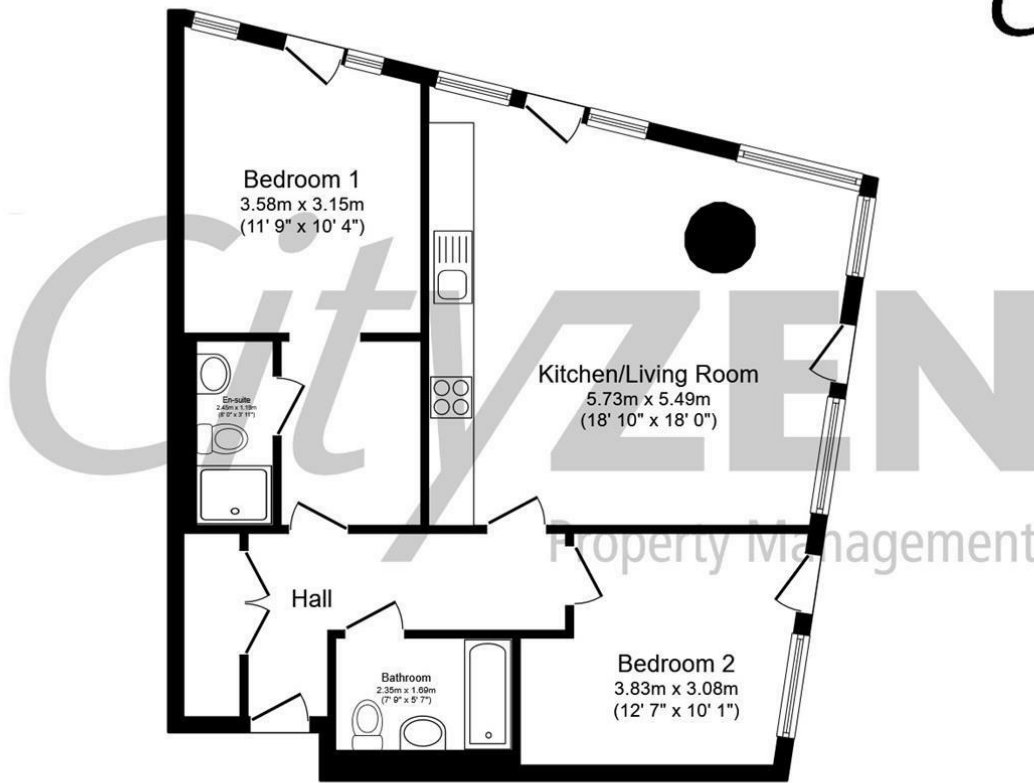
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**ENTRANCE LOBBY**

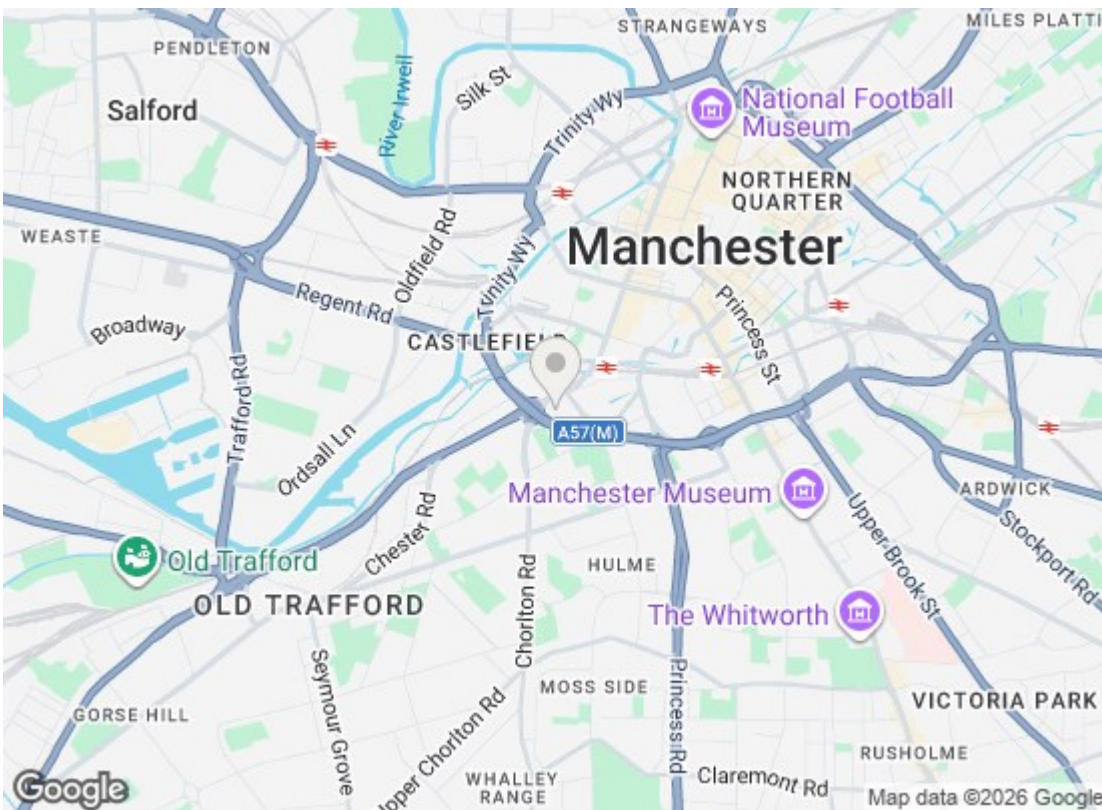


**ENTRANCE LOBBY**



Total floor area 72.6 m<sup>2</sup> (782 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>85</b>	<b>85</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.