



Apt 201 No 1 Deansgate, Manchester, M3 1AZ

We are delighted to offer to the market this two bedroom corner apartment in No. 1 Deansgate. Situated between the historic Royal Exchange and Cathedral Quarter conservation areas, and with enviable access to Manchester's thriving shopping, business and cultural scenes, No. 1 Deansgate puts you right at the heart of everything the city has to offer. Designed by SimpsonHaugh Architects, the building's iconic design appears to float above the street.

From its discreet entrance at street level you enter No. 1 Deansgate into a double height atrium with wall hangings and plants. From there you are taken by lift to the spacious Podium area, furnished with original paintings and large plants, as well as coffee tables and chairs for you to meet and greet visitors or simply to relax. Here the 24 hour on-site Concierge staff greet visitors and monitor access. The building is divided into 2 'Cores' each with separate lift access. On each floor, apartments are arranged in groups of 4 or 5 around a landing giving an intimate homely feel.

On entering the apartment, the long hallway gives a spacious feel. By the front door there is a good-sized cloakroom and storage area, and at the far end the boiler is housed in a separate room. The main bedroom and en-suite shower room is to the left, then proceeding down the hallway you come to the family bathroom and second bedroom. Doors lead into the kitchen and to the large living area. All rooms have external blinds which can be opened or closed to provide privacy. With floor-to-ceiling windows the apartment feels light and this is enhanced by arguably the apartment's defining feature, its wrap-around balcony. The external louvre system provides a buffer zone which allows the balcony to be an extension to the living area, it is a must-see feature!

Price £340,000

Viewing arrangements

Viewing strictly by appointment through the agent

245 Deansgate, Manchester, M3 4EN 0161 833 9499 opt 3

Entrance Hallway

Wooden laminate flooring, access to all rooms, storage, hot water tank.

Kitchen

8'8" x 12'6"

Tiled flooring, range of wall and base kitchen units with granite worktop, under-cabinet lighting, integrated fridge / freezer, Neff oven / hob, dishwasher, new AEG washer / dryer, foldable breakfast bar. Access to the lounge.

Lounge

16'6" x 13'3"

Wooden laminate flooring, floor to ceiling windows with external blinds, double doors provide access to the wrap around balcony, city centre views. Louvre control switch. Switch for balcony spot lights.

Bedroom One

13'3" x 10'9"

Grey wool carpet, fitted wardrobes, floor to ceiling windows with external blinds, single door provides access to the wrap around balcony.

En-Suite

6'7" x 7'11"

Cumbrian green slate floor tiles, walk in glass shower cubicle, shower attachment with mixer, wall mirror, Fired Earth accessories, electric towel rail.

Bedroom Two

12'6" x 14'6"

Wooden laminate flooring, built-in fold away bed and storage, floor to ceiling windows with external blinds, single door provides access to the wrap around balcony.

Bathroom

5'7" x 8'0"

Tiled flooring, bath with shower attachment with mixer, hand wash basin with storage, wall mirror, Fired Earth accessories, electric towel rail.

Balcony

Tiled flooring, 2 storage cupboards, electric sockets, spotlights.

Additional Information

Residential Service charges - £6078 excluding building insurance

Lease - 150 years from January 1998

Ground rent - £354.61 (last review on 1st January 2024 so no additional increase on above figure before 1st January 2049).

Sinking fund of approximately £450,000

Residents have obtained Right to Manage

Electric central heating

EPC Rating - D

Council Tax band -F

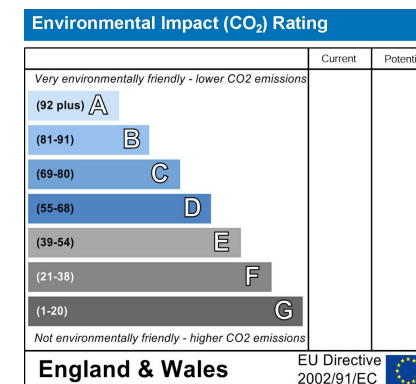
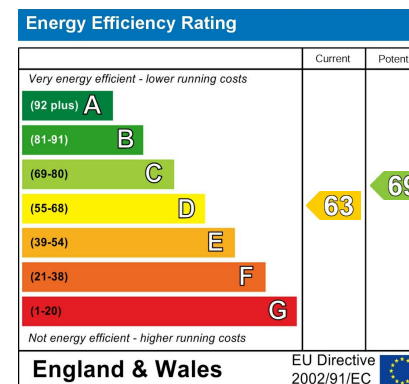
EWS1- A1 Rating

Agents Notes

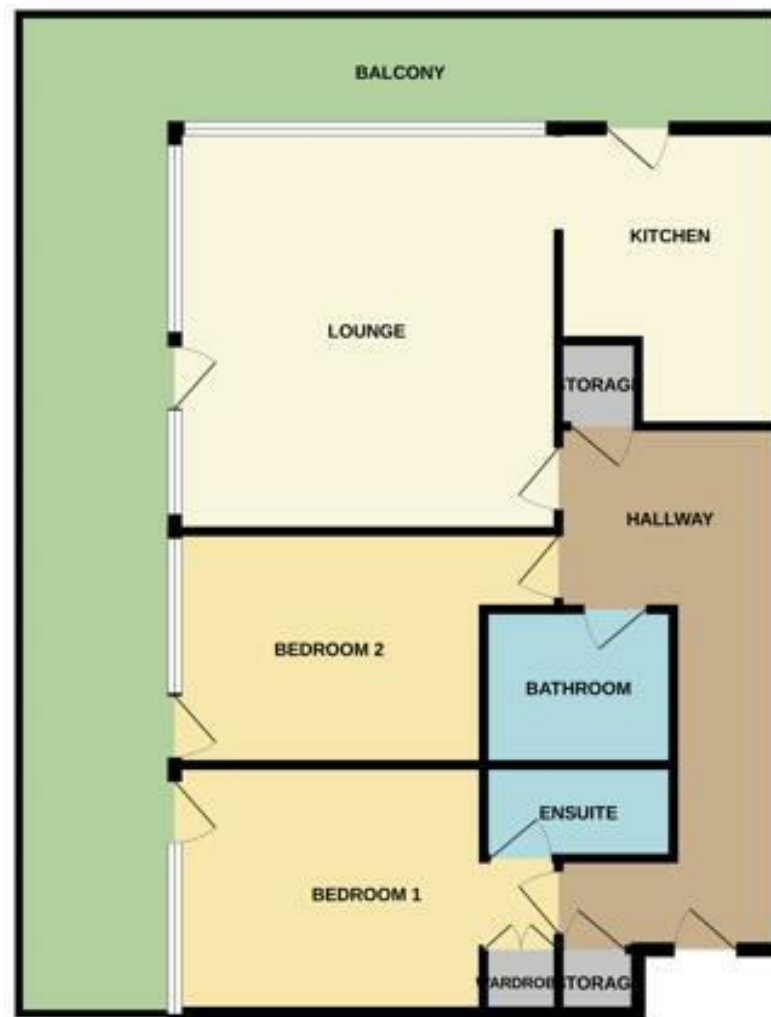
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Disclaimer

IMPORTANT NOTE TO PURCHASERS: The lease, ground rent and service charges should all be checked via the solicitors for clarification. We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only, and are not precise. If floor plans were included, these may not be to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us.







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