jordan fishwick

Apt 4307 Deansgate, Beetham Tower, Deansgate, Manchester, M3 4LX

AVAILABLE VIA MODERN METHOD OF AUCTION. AUCTION DATE - TBC

Cash buyers only.

Unrivalled views of Manchester City Centre, this spacious two bedroom apartment, offers a perfect blend of modern living and urban convenience. Found on the 43rd Floor and Spanning an impressive 882 square feet, the property features stunning views of Manchester city centre.

The master bedroom includes a modern en-suite and built in wardrobes. With a spacious second bedroom and a very spacious living room with a well equipped kitchen with integrated appliances, this apartment is ideal for couples, or professionals seeking a comfortable retreat in the city. The property also includes an underground parking space.

By Auction £270,000

Viewing arrangements
Viewing strictly by appointment through the agent
245 Deansgate, Manchester, M3 4EN 0161 833 9499 opt 3

AUCTIONEERS COMMENTS

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period").
Interested parties personal data will be shared with the Auctioneer (iamsold).
If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.
A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.
The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.
Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

The Building

Deansgate is renowned for its lively atmosphere, with a plethora of shops, restaurants, and cultural attractions just a stone's throw away. This location not only offers a dynamic lifestyle but also excellent transport links, making it easy to explore all that Manchester has to offer.

This property presents a wonderful opportunity for those looking to embrace city living in a stylish and functional home. Don't miss the chance to make this delightful house your own.

Hallway

The Hallway has solid hardwood timber flooring, double storage cupboard housing the hot water cylinder.

Lounge

21'7" x 13'1"
This spacious living area allows a lot of natural light with floor to ceiling windows, giving one of the best views of Manchester city centre. The flooring is wood laminate throughout with an electric wall heater.

Kitchen

10'7" x 9'6"
The defining feature of the cooking area is the kitchen island with a statement

extractor fan, the kitchen island includes integrated hob and oven. You will also find wooden worktops as well as integrated appliances, fridge / freezer and washing machine.

Master Bedroom

12'5" x 13'1"
The large master bedroom includes floor to ceiling windows and fitted wardrobes, with the ensuite located through the entrance.

En-Suite

4'11" x 8'10"
The en-suite has a walk in shower with mounted hand wash basin, WC, fitted cupboards and mirrors with a heated towel rail.

Bedroom One

8'10" x 13'1"
Floor to ceiling windows with a fitted wardrobe and a sliding door allowing access into the main lounge.

Bathroom

5'6" x 8'10"
The bathroom consists of a mounted hand wash basin, WC, Ceramic panel bath with mixer shower. There are also Fitted mirrors and cupboard and a heated towel rail.

Externally

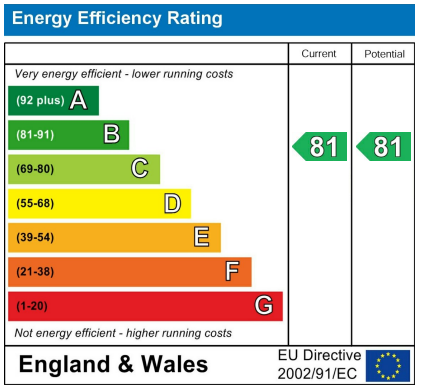
Underground parking space. Concierge Desk

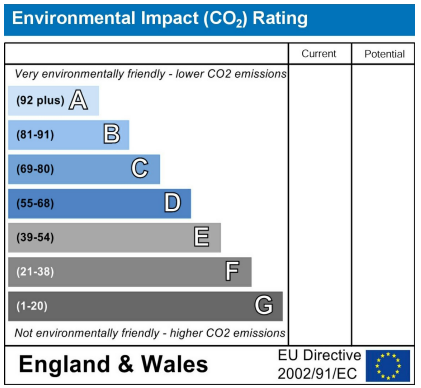
Additional Information

Service Charge - £5459 pa Approximately TBC
Ground rent £150 per annum
Lease 999 Years from 2003
Management company - Rendall and Rittner

Agents Notes

To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.





GROUND FLOOR

Measurements are approximate. Not to scale. Illustrative purposes only
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