



# Apt 4009 Beetham Tower, 301 Deansgate, Manchester, M3 4LX

Jordan Fishwick are pleased to offer this stunning 40th floor apartment in the ever popular Beetham Tower which has been renovated throughout to a beautiful standard. Originally built as a two bedroom apartment, the current owner has removed the wall that separated the second bedroom from the living room, which could easily be re-built. The apartment offers a stunning newly fitted kitchen with integrated Neff appliances, a lovely size living room with breathtaking views over the north and east side of the city, master bedroom with built in wardrobes and newly renovated ensuite. There is also a well appointed newly fitted bathroom suite to finish off. This high specification apartment benefits from solid walnut flooring throughout the living space. There is a 24 hour concierge and the apartment comes with a SECURE ALLOCATED PARKING SPACE. EWS1 IN PLACE. CASH BUYERS ONLY.

## Price £320,000

### **Viewing arrangements**

**Viewing strictly by appointment through the agent**

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

### **Entrance Hall**

Hallway with solid hardwood timber flooring, halogen spotlights, double storage cupboard, slim line electric heater and doors radiating to all other rooms.

### **Living Room**

18'7" x 12'6"

Stunning open plan living/kitchen/dining area. Continuation of walnut flooring. Floor to ceiling double glazed windows. Television and telephone connection points.

### **Kitchen**

10'7" x 10'2"

Stylishly appointed kitchen with gloss base and eye level units and complementary work surfaces over. Integrated electric oven with plate warmer below, ceramic hob and retractable extractor hood over. Built in fridge with freezer box. Integral dishwasher and washer/dryer.

Inset sink with mixer tap over. Frosted glass splash backs. Halogen spotlights.

### **Bedroom One**

17'4" x 10'10"

Fitted carpet, floor to ceiling double glazed window. Television and telephone connection point. Wall mounted electric heater. Integrated wardrobes. Sliding door to living area.

### **En-suite**

Modern shower room with rainhead shower and wet room style fitting, back to wall wc and wall mounted basin with vanity unit below. Fully tiled. Extractor fan and heated towel rail. Large vanity mirror.

### **Bedroom Two/Additional Living Space**

13'8" x 8'9"

Fitted carpet, floor to ceiling double glazed window. Television and telephone connection point. Wall mounted electric heater. Wall that

previously divided the bedroom and the living room has been removed to create a larger living space.

### **Bathroom**

Modern three piece suite with free standing double ended bath, back to wall wc and wall mounted basin with vanity unit below. Fully tiled. Extractor fan and heated towel rail. Large vanity mirror.

### **Externally**

Secure underground parking. 24 hour concierge. Lift to all floors.

### **Additional Information**

Service Charge: £427 per month including the secure parking.

Lease: 999 Years from 2003

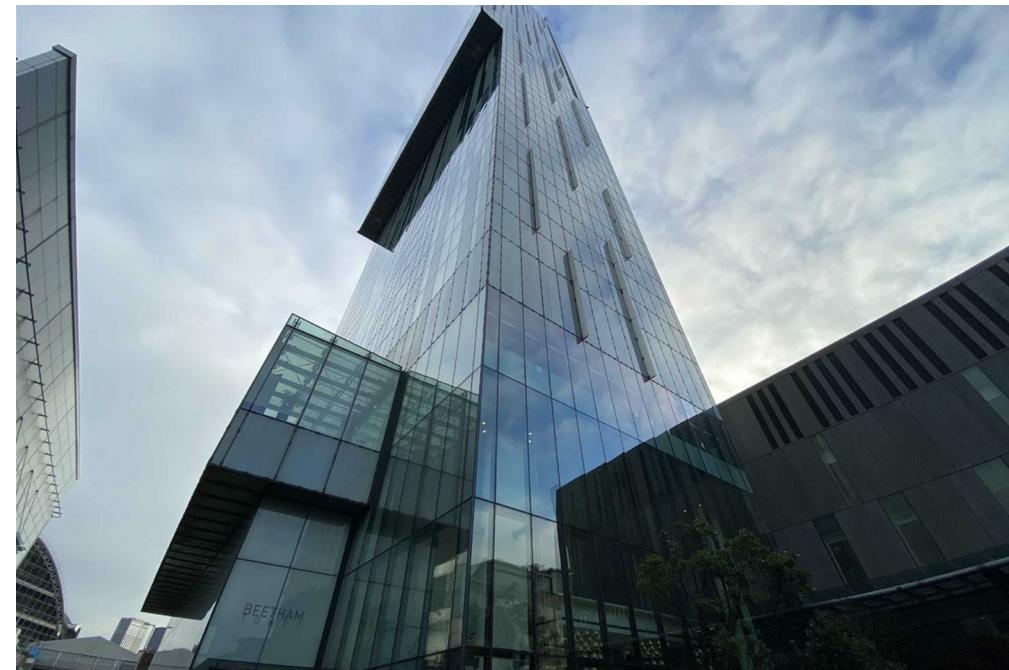
Ground Rent: £150 per annum

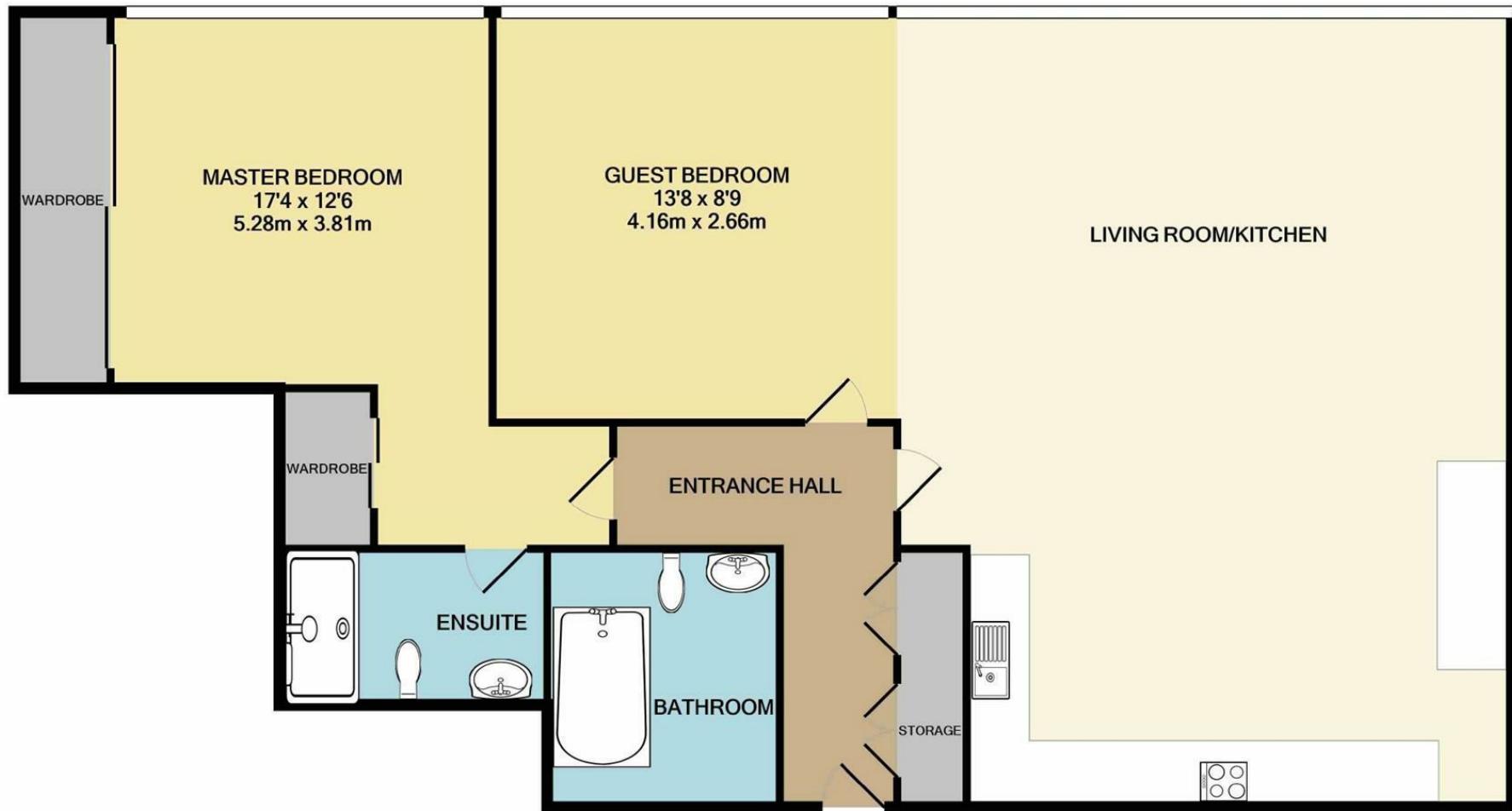
### **Disclaimer**

**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 where 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.

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





Measurements are approximate. Not to scale. Illustrative purposes only  
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