





# Apt 604 Deluna House, Cornell Street, Manchester, M4 5EF

Jordan Fishwick are pleased to have for sale, this wonderful two bedroom apartment found on the 6th floor of the Deluna Building, Ancoats. The property consists of an open plan kitchen/lounge with integrated fridge/ freezer, hob/oven, breakfast bar. Two spacious double bedrooms. The master including a dressing area and ensuite. Modern and contemporary family sized bathroom.

## Asking Price £325,000

### Viewing arrangements

Viewing strictly by appointment through the agent

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

### The Building

Deluna House is situated in a prime location, offering easy access to Manchester's rich array of amenities, including shops, restaurants, and cultural attractions. The vibrant city centre is just a short distance away, making it easy to enjoy everything this dynamic city has to offer. Spanning an impressive 656 square feet, the apartment features a well-designed layout that maximises space and natural light. The inviting reception room serves as a welcoming area for relaxation and entertainment, providing a warm atmosphere for both quiet evenings and lively gatherings.

### Kitchen / Lounge

14'2" x 22'4"

Open plan kitchen and lounge with laminate flooring

throughout, the kitchen features a range of wall and base units as well as integrated fridge/freezer, oven/hob, extractor fan and dishwasher. The spacious lounge has T.V access points, electrical power points, spot lighting and access to the balcony.

### Bedroom One

8'10" x 15'7"

Double bedroom with fitted carpets, floor to ceiling UPVC window, electrical heater, spot lighting, access to the en-suite.

### Bathroom

7'10" x 6'9"

Part tiled bathroom, rain attachment and shower attachment with mixer, heated chrome towel rail, spot lighting, fitted mirror, electric shaver point.

## Bedroom Two

15'5" x 8'9"

Double bedroom with fitted carpets, floor to ceiling UPVC window, electrical heater, spot lighting, access to the en-suite, walk-in dressing area, access to en suite.

## En-Suite

6'10" x 6'11"

Walk in shower shower cubicle, rain attachment and shower attachment with mixer, heated chrome towel rail, spot lighting, fitted mirror, electric shaver point.

## Externally

Access to balcony through lounge.

## Additional Information

Annual Service Charge- £2,763.24

Ground Rent- Pepper Corn

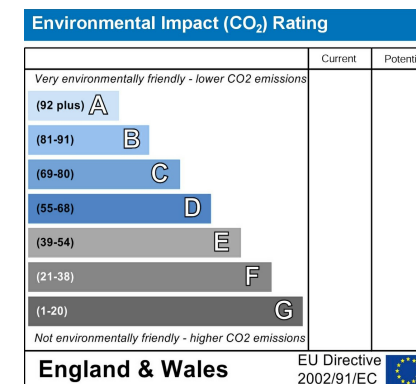
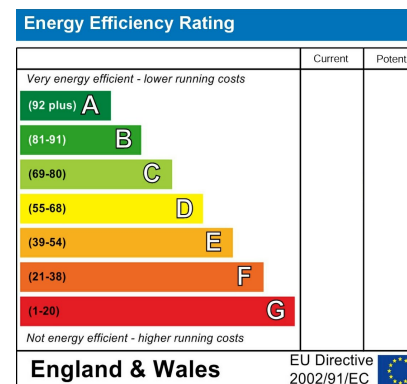
Leasehold- 999 years from 2000

Council Tax Band- D

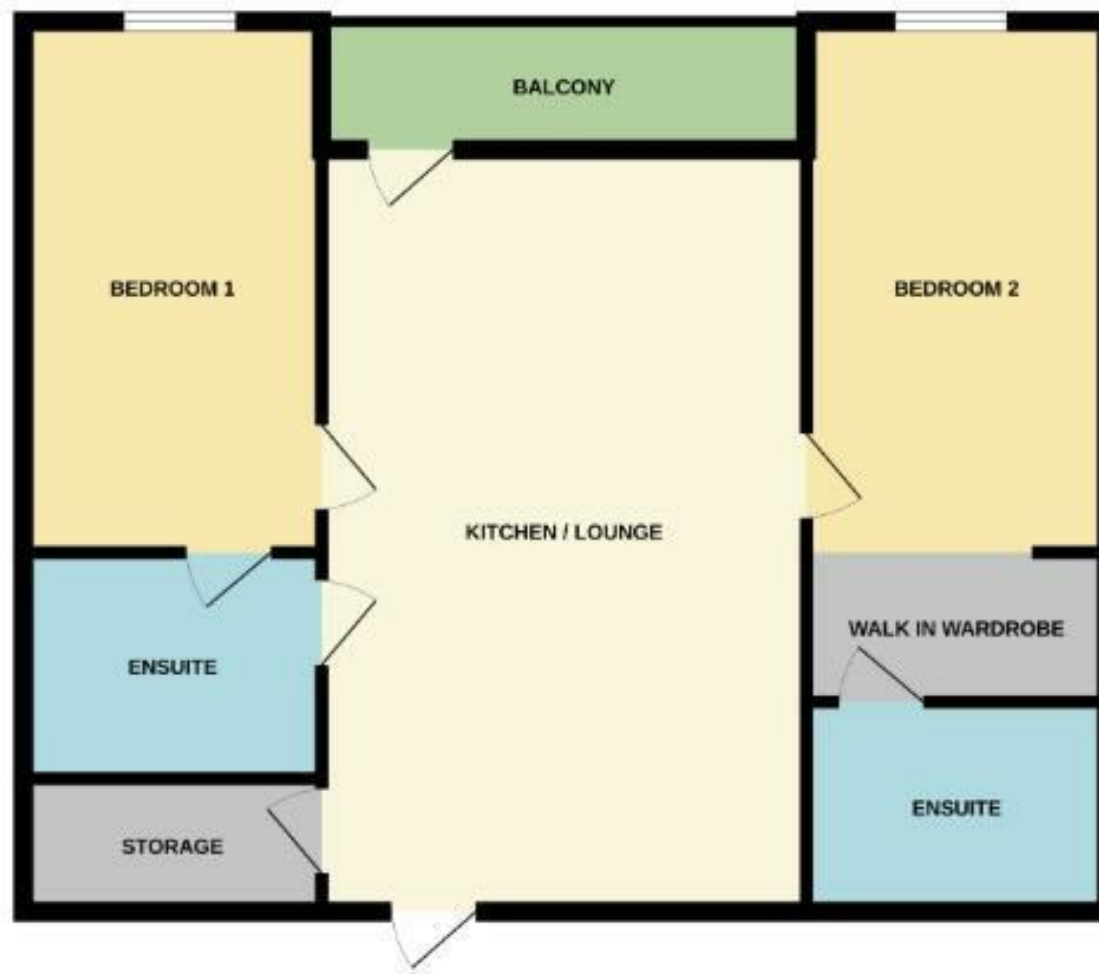
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## Agents Notes

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