



Apt 201 No 1 Deansgate, Manchester, M3 1AZ

We are pleased to have for sale this immaculate two bedroom apartment found on the second floor of the prestigious No. 1 Deansgate . The defining feature of the property is the wrap around balcony with unrivalled views of the city centre. The property comprises of two double bedrooms with the master including an en-suite. Kitchen with integrated appliances, spacious lounge and family sized bathroom. The property features floor to ceiling windows throughout with external blinds. Mortgage buyers welcome. Secured allocated Parking. EWS- 1 A1 Rating

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 complimentary worktop, under cabinet lighting, integrated fridge / freezer, Neff oven / hob, dishwasher, washer / dryer. Spot lighting, Foldable breakfast bar.

Lounge

16'6" x 13'3"

Spot lighting, external blinds, access to the wrap around balcony, wooden laminate flooring, city centre views.

Bedroom One

13'3" x 10'9"

Fitted Wardrobe, wooden laminate flooring, spot lighting, external blinds, floor to ceiling windows and access to wrap around balcony, access to the en-suite.

En-Suite

6'7" x 7'11"

Part tiled, walk in glass shower cubicle, shower attachment with mixer, low level W.C, hand wash basin, fitted mirror.

Bedroom Two

12'6" x 14'6"

Built-in fold away bed and storage, spot lighting, floor to ceiling windows with external blinds, access to wrap around balcony.

Bathroom

5'7" x 8'0"

Part tiled bathroom, shower attachment with mixer, spot lighting, fitted mirror with storage, hand wash basin, towel rail.

Externally

Wrap around balcony. Allocated Parking Space. 24 Hour concierge Desk.

Additional Information

Residential Service charges - £7449.05 including 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.

EPC Rating - D

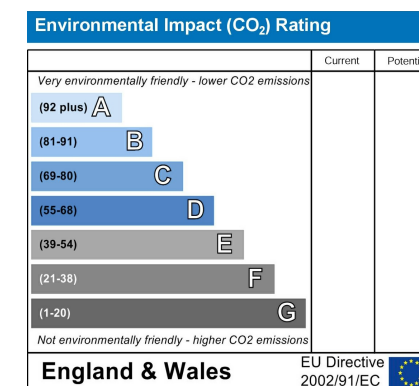
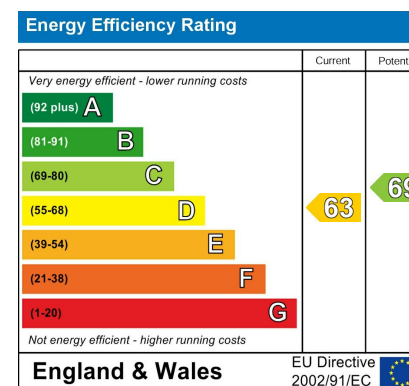
Council Tax band -F

Agents Notes

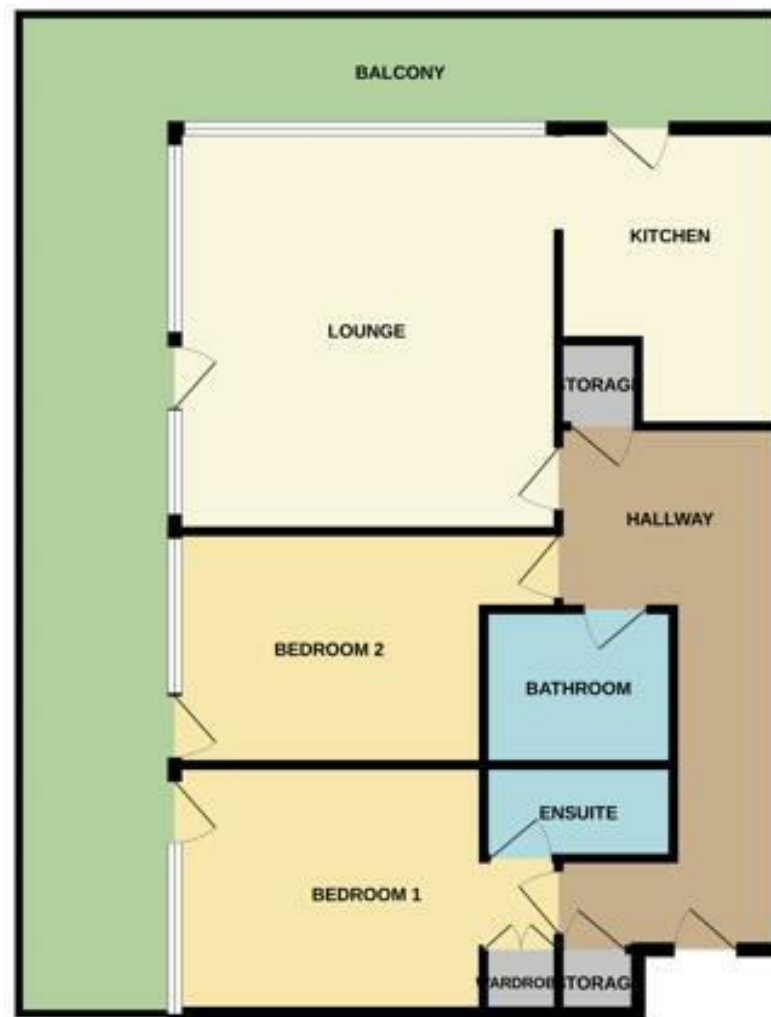
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