



## No1 Deansgate, Manchester - Asking Price Of £1,350,000

We are delighted to bring to the market this immaculately presented apartment located on the 9th floor in the sought after No1 Deansgate development which spans over 2,200 square feet.

No1 Deansgate is one of Manchester's most sought after developments as it has a prime central location, residents have the right to manage and provides a 24-hour concierge. Residents of No1 Deansgate can enjoy the pinnacle of city living as they will have access to a vast array of shops, bars, restaurants and cafes on their doorstep.

- Luxury Apartment in Landmark Development
- Three Double Bedrooms
- Finished to The Highest Standard
- Front & Rear Internal Balconies
- Panoramic Views of the City
- Three Secure Allocated Parking Spaces
- 24-Hour Concierge Service
- Central Location

## DESCRIPTION

The expansive living space offers floor to ceiling windows and an internal balcony which spans the full length of the room, allowing floods of natural light to fill the space and incredible panoramic views of Manchester City Centre. The kitchen has been tastefully designed by Euromobil and is fitted with top of the range integrated appliances, by Siemens, including washer dryer and a hot water tap, by Quooker. The living area is extremely spacious and also benefits from an integrated bar, complete with a wine fridge.

There are two deluxe suites as well as a further double bedroom, all of which have access to another large internal balcony running the entire length of the apartment. The principle suite offers a one of a kind ensuite, with beautifully crafted flowing marble walls and flooring, a stand alone bath, walk in rain shower and dual sinks. All sanitary throughout the property is bespoke, designed by Artelinea & Crosswater.

The property comes complete with a smart lighting and heating system which can be controlled remotely and a total of three secure car parking spaces.

## GENERAL

Rental Yield: 7.6% (Assumed of a £8,500 pcm)

Service Charge: £12,698 per annum

Ground Rent: £754 per annum

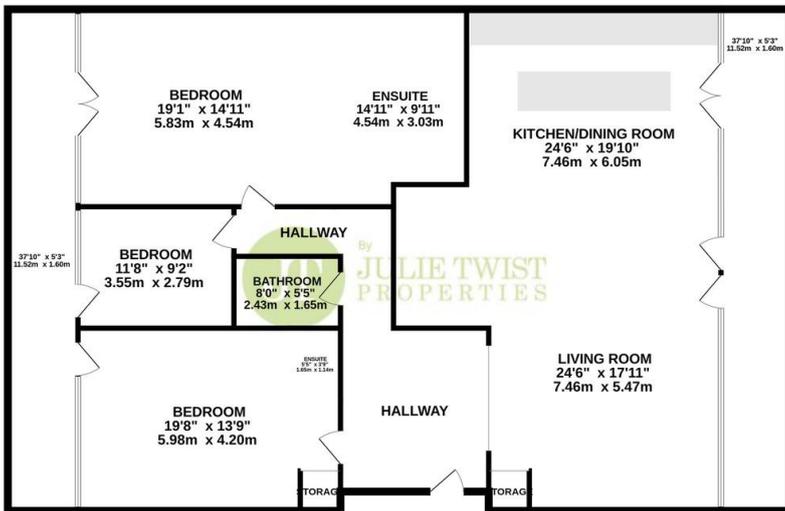
Lease: 150 Years from 1998

Internal Floor Area: 2,198 sq.ft

Council Tax Band: H

Management Company: Bloc Property Management

9TH FLOOR  
2198 sq.ft. (204.2 sq.m.) approx.



TOTAL FLOOR AREA: 2198 sq.ft. (204.2 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given to their operability or efficiency can be given.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**IMPORTANT NOTE TO PURCHASERS:** 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, especially if you are travelling some distance to view.