



THORNLEY  
GROVES

# 2502 Beetham Tower

Deansgate  
M3 4LT



- Corner Aspect
- Spectacular Views
- Floor To Ceiling Windows
- High Specification
- Open Plan Living Room
- Integrated Kitchen
- Two Double Bedrooms
- En-suite Shower Room
- Main Bathroom Suite
- Secure Allocated Parking

## £349,950

25 Whitworth St West, Manchester, M1 5ND

Tel: 0161 245 1111 Email: [manchestersg@thornleygroves.co.uk](mailto:manchestersg@thornleygroves.co.uk)

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Take this opportunity to live in one of the most prestigious developments in the city centre and an apartment with a spectacular corner aspect over the City Centre! Enjoy views from the 25th floor over the stunning and ever evolving skyline from the floor to ceiling windows capturing the full impact of this elevation. The well proportioned accommodation has a high specification throughout and briefly comprises; entrance hallway, open plan living room, integrated kitchen with breakfast bar, two double bedrooms and main bathroom. Secure Allocated Parking. On site 24 hour concierge service. EPC Rating - B. Subject to contract.





### Entrance Hallway

In a L shape and behind wooden door with security locks; through to the hallway with polished wooden flooring; flush to ceiling halogen spotlights; power points; storage cupboard.

### Living Room

25'1 x 17'7 (7.65m x 5.36m) In a corner position with amazing views facing north and east overlooking the city and the hills beyond, floor to ceiling windows providing excellent natural light; polished strip wooden flooring; T.V telephone and power points; 2 x heating radiators operated by a wet system; intercom entry system; open plan to kitchen.

### Kitchen

Inc In Living Room (Inc In Living Room) Fitted with a good range of wall base and drawer units in a high gloss mushroom finnish with wooden work surface; integrated appliances include fridge freezer; dishwasher; washer dryer and a 4 ring electric hob with stainless steel under oven; inset stainless steel sink unit; opaque glass splashback; flush to ceiling halogen spotlights.

### Bedroom One

12'4 x 10'3 (3.76m x 3.12m) Beige carpet; fitted wardrobe units; heated radiator; T.V telephone and point points; flush to ceiling halogen lights; brushed steel dimmer switch; floor to ceiling windows facing east over the city and beyond.

### Bedroom Two

12'4 x 8'11 (3.76m x 2.72m) Beige carpet; wet system heating radiator; power points; flush to ceiling halogen spotlights; power points; sliding door to living room; brushed steel dimmer switch; floor to ceiling window with east facing views over the city and beyond.

### Bathroom

9' x 7'3 (2.74m x 2.21m) Fitted with a 3 piece suite in white consisting of a bath with wall mounted chrome shower; low level W.C and pedestal wash hand basin; vanity mirror with shelving behind; ladder style vertical heated towel rail; part tiled to bath area; tiled flooring; flush to ceiling halogen spotlights.

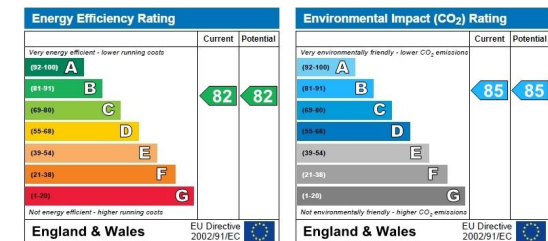




TOTAL APPROX. FLOOR AREA 836 SQ.FT. (77.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, 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 as to their operability or efficiency can be given  
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**Manchester Central**  
9 John Dalton Street M2 6FW  
**Tel: 0161 245 1111**

**Manchester Northern Quarter**  
84 Tib Street M4 1LG  
**Tel: 0161 245 1111**

**Manchester Southern Gateway**  
25 Whitworth St West M1 5ND  
**Tel: 0161 245 1111**

**Salford City Point**  
150 Chapel Street M3 6AF  
**Tel: 0161 245 1111**

**Swinton**  
46 Chorley Road M27 5AF  
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2 Higher Road M41 9BQ  
**Tel: 0161 748 4111**

**Sale**  
100 School Road M33 7XB  
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**Altincham**  
16/18 Lloyd Street WA14 2DE  
**Tel: 0161 941 4111**

**Hale**  
213 Ashley Road WA15 9TB  
**Tel: 0161 941 4111**

