



**JULIE TWIST  
PROPERTIES**



## **No 1 Deansgate, Manchester**

**Asking Price Of £355,000**

This two bedroom apartment is located in the renowned No1 Deansgate development occupying a prime location within the heart of the city centre. Set on the first floor this property offers a spacious living area, separate kitchen with integrated appliances and high gloss units, two great-sized double bedrooms with an ensuite shower room to the master plus a three piece main bathroom. The apartment has a full-length terrace with buff quarry tiles which is accessed from the second bedroom and overlooks Deansgate below.

- Two Double Bedrooms
- Underground Parking Space
- Two Bathrooms
- 24hr Concierge
- Full Length Balcony
- Prestigious Development
- Deansgate Location
- First Floor Apartment

DESCRIPTION

This two bedroom apartment is located in the renowned No1 Deansgate development occupying a prime location within the heart of the city centre. Set on the first floor this property offers a spacious living area, separate kitchen with integrated appliances and high gloss units, two great-sized double bedrooms with an ensuite shower room to the master plus a three piece main bathroom. The apartment has a full-length terrace with buff quarry tiles which is accessed from the second bedroom and overlooks Deansgate below. There are floor-to-ceiling windows allowing plenty of light throughout and also an allocated underground parking space. No 1 Deansgate has an impressive communal entrance and a 24hr concierge. Owners within No1 Deansgate have the Right to Manage (RTM) the development as they see fit and to appoint a management company of their choosing, this gives owners more control of how the building is taken care of. Selfridges, Marks & Spencers and the Arndale Centre are all within a minutes walk putting you in the heart of Manchester's shopping district. Victoria Station, Piccadilly and Greengate are all a short walk away offering an array of bars, restaurants, and transport links.

GENERAL

Rental Yield: 4.7% (Based on expected rental of £1400pcm)  
Service Charge: £4052.66 p.a  
Ground Rent: £150.00 p.a  
Lease: 150 years from 01.01.1998  
Council Tax Band: F, Aprx £2169.72 pa  
Management Company: Block Property Management Ltd  
Vacant possession

HALLWAY

Wooden flooring, storage cupboard, cupboard housing the boiler and wall heater and spotlights.

LIVING ROOM

Double glazed floor-to-ceiling windows, structural iron beam feature, wall heater, phone/tv point, intercom entry phone, wooden flooring and spotlights.

KITCHEN

Accessed via the living area and off the hallway, the kitchen comprises a range of wall and base units, integrated fridge/freezer, integrated dishwasher, built-in oven, four ring hob with extractor over, integrated washing machine, stainless steel sink with mixer tap and drainer, under-unit lighting, tiled flooring, extractor and spotlights.

MASTER BEDROOM

Double glazed floor-to-ceiling windows, structural iron beam feature, carpeted flooring, wall heater, phone/tv point, spotlights and access to ensuite.

ENSUITE

Accessed via the master bedroom the ensuite comprising shower cubicle, WC, wash hand basin with mixer tap, tiled flooring, partially tiled walls, heated towel rail, shaver point, wall mirror, extractor and spotlights.

BEDROOM 2

Double glazed floor-to-ceiling windows, door to the balcony, carpeted flooring, wall heater, phone/tv point and spotlights.

BATHROOM

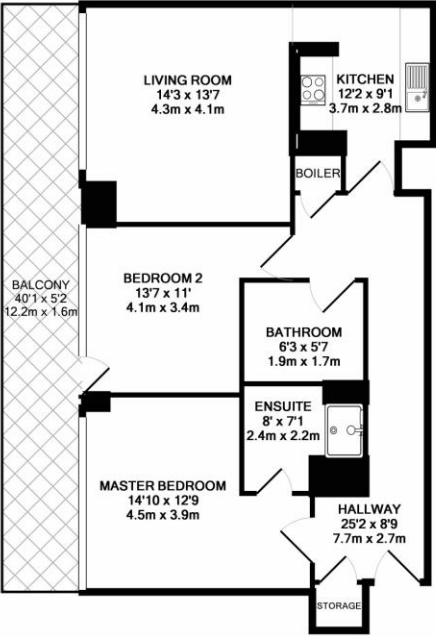
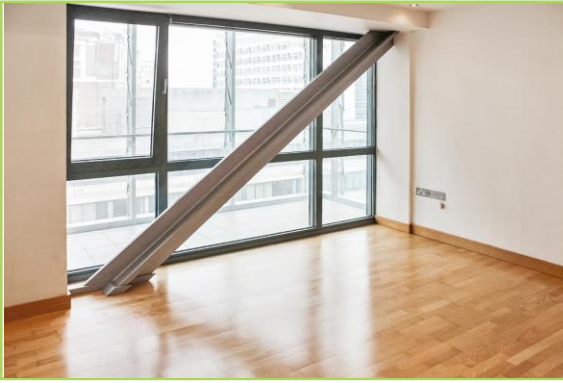
Three piece bathroom comprising bath with shower attachment over, WC, wash hand basin with mixer tap, partially tiled walls, tiled flooring, heated towel rail, wall mirror, shaver point, extractor and spotlights.

BALCONY

Accessed via the second bedroom, the balcony has external glazing and tiled flooring.

PARKING

There is one underground parking space included in the sale of the property.



TOTAL APPROX. FLOOR AREA 827 SQ.FT. (76.9 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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