



Great Northern Tower, Manchester – Offers Over £420,000

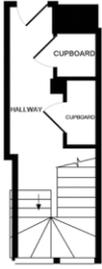
Julie Twist Properties are delighted to present this penthouse duplex apartment in the well renowned Great Northern Tower Development. Situated on the 9th and 10th floors, the property boasts spectacular views over the city centre and Beetham Tower. Entering on the 9th floor into a welcoming, bright hallway with ample storage and floor to ceiling windows showcasing east facing city centre views. Stairs lead up to the main apartment level and another hallway offering more storage and access to the rest of the apartment. The main living area is very impressive with floor to ceiling windows, vaulted ceilings and 180 degree city centre views. It offers a huge entertaining space large enough for both a lounge and dining area and opening onto the modern, open plan, fully fitted kitchen and breakfast bar. The living area also offers access to the south facing private roof terrace with stunning views, a perfect place to spend the summer months.

Both bedrooms and the main bathroom is accessed via the hallway. The main bathroom is modern and fitted with a three piece suite. The second bedroom is perfect as a guest room and fits a double bed. The master bedroom is a fantastic size, offering plenty of room for storage and has its own private east facing balcony and ensuite.

The property comes complete with a secure underground parking space.

Great Northern Tower is an iconic building and considered one of Manchester most prestigious residential developments. Located right in the heart of the city centre, just off Deansgate, everything really is right on the doorstep. Train stations such as Oxford Road and Deansgate are just over 5 minutes' walk away and the nearest Metrolink is just 2 minutes' walk away. Well known areas such as Spinningfields, Peter Street and Deansgate offer a multitude of restaurants, cafes, shops and bars.

TOTAL APPROX. FLOOR AREA 1230 SQ.FT. (114.3 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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GROUND FLOOR



1ST FLOOR



GENERAL

Rental Yield: 5.1% (Based on current rental of £1800pcm)
 Service Charge: £4052 pa approx.
 Ground Rent: £275 pa approx
 Lease: 150 years less one day from 31 December 2003
 Council Tax Band: F, Aprx £2263.14 pa
 Management Company: Rendall & Rittner

HALLWAY 1

Laminate flooring, wall lights, access to two storage cupboards, wall mounted heater, double glazed window and stairs leading to floor above.

HALLWAY 2

Laminate flooring, double glazed floor to ceiling windows on staircase, wall lights, access to storage cupboard housing the boiler and with plumbing for a washing machine, access to another storage cupboard, wall mounted heater and intercom.

LIVING ROOM

Double glazed floor to ceiling windows, superb city centre views, air conditioning, vaulted ceilings, laminate flooring, wall mounted heaters, phone/TV point, double glazed door leading onto terrace, ceiling lights and wall lights.

KITCHEN

Open plan to the living area, the kitchen comprises wall and base units, integrated fridge/freezer, integrated slimline dishwasher, built-in oven, separate built-in grill, four ring hob and extractor over, stainless steel sink with mixer tap and drainer, laminate flooring, spotlights and extractor.

MASTER BEDROOM

Double glazed sliding door onto private balcony, laminate flooring, wall mounted heater, ceiling lights, wall lights and entrance to the ensuite.

ENSUITE

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

BEDROOM 2

Double glazed double height window, vaulted ceiling, laminate flooring, wall mounted heater and ceiling lights.

MAIN BATHROOM

Accessed via the hallway, a three piece bathroom comprising bath with shower attachment over, WC, sink with mixer tap, heated towel rail, partially tiled walls, tiled flooring, wall mounted mirror, extractor and spotlights.

TERRACE

Private south facing terrace with fantastic views of both the City Centre and Beetham Tower.

PARKING

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

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.

