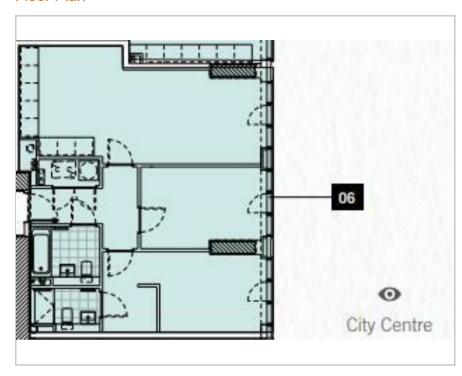


### Floor Plan



# Area Map



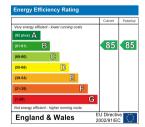
#### Accommodation

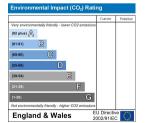
- Luxury Development
- Two Double Bedrooms
- Two Luxurious Bathrooms
- Secure Allocated Parking Included
- Available from the 2nd of September 2024
- EPC Rating B
- Communal Roof Terrace
- 44th Floor Gym & Yoga Studio \*opening April\*
- Swimming Pool with Amazing views
  \*Opening April\*
- 24 Hour Concierge

### Viewing

Please contact our Reside Manchester Office on 0161 837 2840 if you wish to arrange a viewing appointment for this property or require further information.

## **Energy Efficiency Graph**











These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.