



RESIDE

MANCHESTER



1006 Bauhaus Little John Street  
Spinningfields, Manchester, M3 3GZ

**Asking Price £550,000**



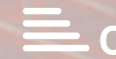
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## 1006 Bauhaus Little John Street Spinningfields, Manchester, M3 3GZ

A spacious two bedroom duplex penthouse located in Bauhaus, Spinningfields.

An open plan living / kitchen area providing you a great sense of space, benefitting from a large private roof terrace with far reaching views and floor to ceiling windows flooding the room with natural light. Upstairs offers two spacious bedrooms and two bathrooms.

In addition to this, the property benefits from allocated parking and 24 hour concierge.

Residing in the heart of Manchester City Centre, the location of this building is only a stones throw away from Deansgate where many bars and restaurants reside and only a few minutes walk from Deansgate Train Station and Metrolink.

To book a viewing please contact the sales team on 0161 837 2840.

### The Tour

A two bedroom duplex penthouse offering over 1000 sq/ft is located on the top floor of the building (10th and 11th floor).

As soon as you enter the apartment you are greeted with a spacious hallway with wooden flooring running through to the open plan living/kitchen area. The lounge and kitchen are artfully separated with the kitchen offering integrated appliances including Siemens hob, oven, microwave, dishwasher and fridge freezer. The living area benefits from floor to ceiling windows with two access points to a large private terrace with stunning views across the city.

Downstairs also accommodates a W/C, utility cupboard housing the washer dryer and boiler and a spacious storage cupboard.

Upstairs houses two good sized double bedrooms benefitting from floor to ceiling windows and built in wardrobes in the second bedroom.

The bathrooms offer three piece Duravit suite with a bathtub in the family bathroom and a walk in shower in the en-suite, heated towel rails and a large mirror.







### The Area

Bauhaus sits in the heart of Manchester City Centre. Many of Manchester's most popular spots are literally on your doorstep including Alberts Schloss, Peter Street Kitchen, and The Great Northern Warehouse. The building is in the perfect position for easy access to both Deansgate and Victoria stations as well as having St Peter's Square MetroLink in close proximity. The property itself is located on the doorstep of Manchester's principal financial and professional services destination Spinningfields which offers a unique blend of civic, residential, hotel, leisure and retail space as well as housing the likes of Ivy Asia and 20 Stories.



### Lease Information

Length Of Lease - 130 years remaining.

Service Charge - £5000 per annum.

Ground Rent - £250 per annum.

- Two Bedroom Duplex Penthouse
- Two Bathrooms & W/C
- Large Private Roof Terrace
- Allocated Parking Included
- No Chain
- EPC Rating C
- 24 Hour Concierge
- Floor To Ceiling Windows
- High Ceilings
- Central Location



## Floor Plan



## Viewing

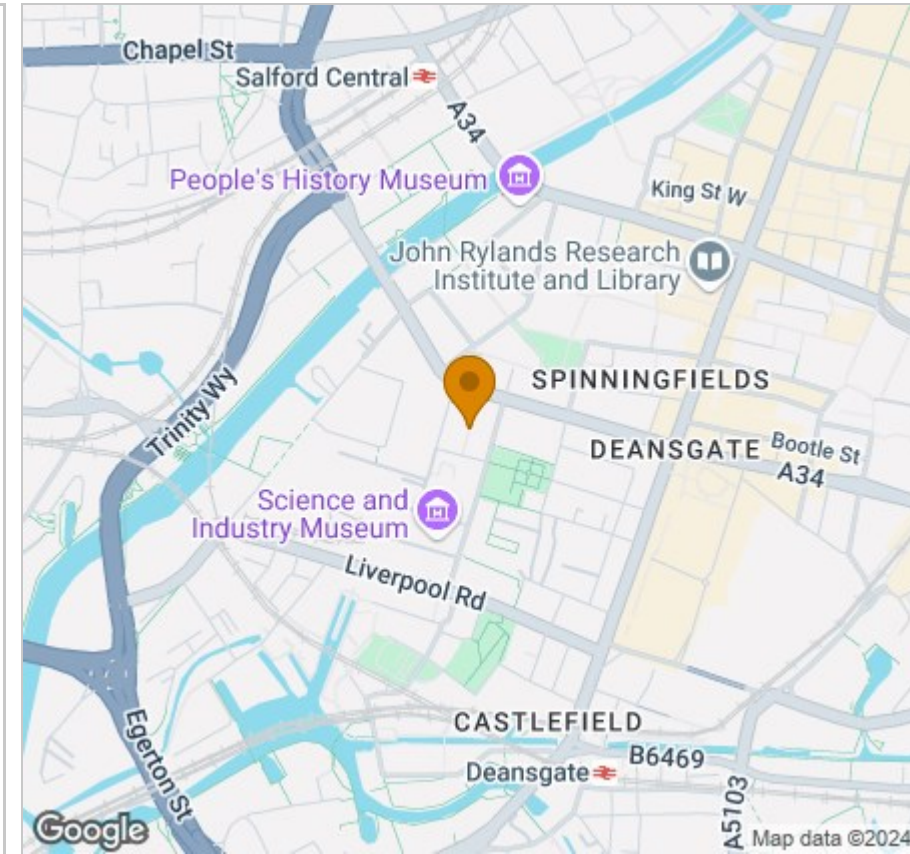
Please contact our Reside Manchester Office on 0161 837 2840 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph

