

RESIDE

MANCHESTER



803 Bauhaus 2 Little John Street  
Spinningfields, Manchester, M3 3GZ

**Asking Price £395,000**



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**Spinningfields, Manchester, M3 3GZ**

A spacious two-bedroom, two-bathroom duplex set across the 8th and 9th floors of Bauhaus, sitting at over 1100 sq ft.

The open-plan living and kitchen area extends onto a generous balcony, providing the perfect space to relax. Upstairs, you'll find two double bedrooms, with bedroom two benefiting from its own private balcony, along with two bathrooms.

Additional perks include two allocated parking spaces (tandem) and a Concierge Service.

Ideally located just minutes from Deansgate and opposite the vibrant Spinningfields district, you'll have an array of shops, bars, restaurants, and cafés right on your doorstep. For even more retail options, the Arndale Centre is just a 10-minute walk away, while St Peter's Square Metrolink stop is less than a 10-minute walk, ensuring excellent transport links across the city.

Viewings are highly recommended.

**The Tour**  
A generously sized two-bedroom duplex spanning over 1,100 sq. ft., situated on the 8th and 9th floors.

Upon entering, you are welcomed by a spacious hallway with wooden flooring that flows seamlessly into the open-plan living and kitchen area. The kitchen is thoughtfully designed, featuring integrated appliances, including a Siemens hob, microwave, dishwasher, fridge freezer, and a Beko oven. The living area is bright and airy, complemented by floor-to-ceiling windows that open onto a large private balcony.

The lower level also includes a W/C, a utility cupboard housing the plumbing for a washing machine and the boiler, and an additional storage cupboard.

Upstairs, you'll find two double bedrooms. Bedroom two boasts floor-to-ceiling windows with access to a spacious balcony offering stunning city views, while bedroom one benefits from a private en-suite.

Both bathrooms are fitted with a sleek three-piece Duravit suite, with the family bathroom featuring a bathtub and the en-suite offering a walk-in shower. Additional highlights include heated towel rails and a large mirror for a stylish, modern finish.





### 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

- Service charge - £6,015 per annum.
- Ground rent - £250 per annum.
- Lease - 150 years from 31st May 2005 (130 years remaining).

- Two Double Bedroom Duplex
- Two Bathrooms + WC
- Two Balconies
- 2x Parking Spaces Included (Tandem)
- Concierge Service
- EPC Rating B
- Central Location
- Mortgage Buyers Welcome
- Over 1100 Sq Ft
- Moments Away From Deansgate



Floor Plan

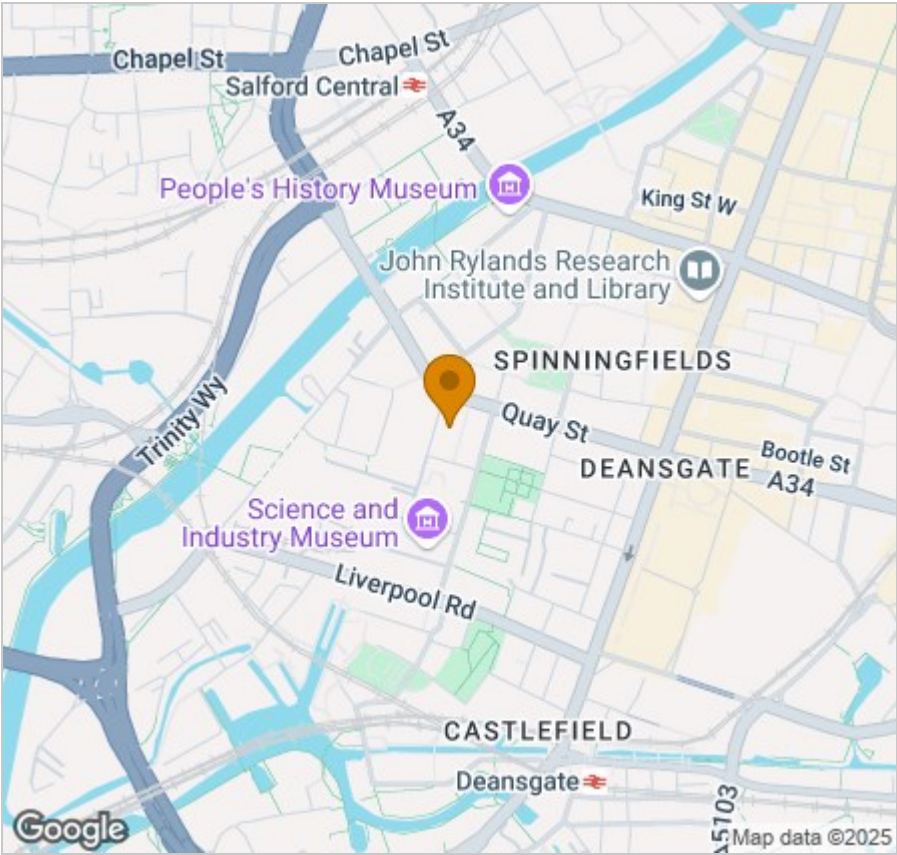


Viewing

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

