



# RESIDE MANCHESTER



4904 Three60 11 Silvercroft Street  
Manchester, M15 4ZD

**Asking Price £1,520,000**



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## 4904 Three60 11 Silvercroft Street

Manchester, M15 4ZD

Built and developed by Renaker, and designed by renowned architects SimpsonHaugh, Three60 is Manchester's first cylindrical skyscraper. A truly unique development located in New Jackson, a world-class skyscraper city district located at the southern gateway to Manchester city centre.

This duplex penthouse occupies the top floors boasting exceptional views. With just under 2,000 sq ft of living space, the penthouse comprises three double bedrooms, two bathrooms, an open plan living and kitchen area and a separate WC for guests. There is air conditioning in the living area and bedrooms, as well as vertical black out blinds throughout, and herringbone Sardinia Oak laminate wood flooring in the kitchen, living area and hallway. The penthouse has been finished to an exquisite standard.

Three60 also offers exceptional private amenities, designed with health and wellbeing in mind. Residents can enjoy 24-hour concierge, co-working spaces, private booths, Peloton spin studio, gym, yoga studio, residents' lounge, roof terrace and a private multi-use suite.

### Specification

The kitchen features Oolong Oak tall, base, and wall units paired with a sleek black quartz splashback. It is equipped with a Quooker Fusion 3-in-1 hot water tap, an integrated Siemens venting induction hob, oven, combination microwave, extractor fan, and warming drawer. Additional appliances include a Siemens full-height larder fridge freezer, an integrated dishwasher, a 600mm wine cooler, and a Siemens washer and dryer.

The bathroom offers both a revitalising rainhead shower and a versatile handheld option, complemented by a sleek glass shower screen and chrome Hansgrohe brassware. It features a wall-mounted wash basin and WC with a concealed cistern and soft-close seat. Customised storage units with mirrored doors and shelving provide ample space, along with integrated shaver sockets and lighting.

Herringbone Sardinia Oak laminate wood flooring runs throughout the kitchen, living area, and hallway, while the bedrooms are fitted with plush carpets for added comfort.







## New Jackson

New Jackson is set to become a thriving new community within the city. Once completed, New Jackson will comprise more than 6400 homes, public spaces, educational and medical facilities and several new sustainable travel routes, with a total value of more than £25 million.

Externally, New Jackson Park is one of a series of distinctive and interconnected new public spaces at the heart of the New Jackson neighbourhood in which Three60 is situated. Whilst linking to each other, these spaces also seek to reinforce connections between the wider city centre, more local amenities such as the Castlefield Basin and Hulme Park, and the immediate area's new residential buildings, Crown Street Primary School and New Jackson Medical Centre, all of which support the neighbourhood's growing residential community.

## Other Information

950 year lease from October 2020.

Ground rent - Peppercorn

Service charge - £5,703 per annum

Buildings insurance - £1,235 per annum

Right to park available to purchase for £25,000 per space.

Car park service charge £100 per annum per space.

Pet licence - £300 per annum.

Checkmate 10 year warranty from build complete.

- Three Double Bedroom Duplex Penthouse
- Two Bathrooms + WC
- Build Complete
- Right To Park Available @ £25,000 Per Space
- Spectacular Far-Reaching Views Over The City & Beyond
- EPC Rating C
- 3 Levels of 5\* Residential Amenity
- Contemporary Design & Finishes
- Air Conditioning In Living Area & Bedrooms
- Integrated Siemens Appliances





Floor Plan

THE PENTHOUSES

4904 - The Newton

3 Bedroom Duplex Penthouse

Aspect - Castlefield

176.6m<sup>2</sup> | 1901ft<sup>2</sup>

Floor 49	Metric	Imperial
Living/Kitchen/Dining	10.61 x 8.66	34'8" x 28'4"

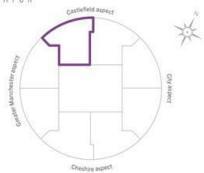
Floor 50	Metric	Imperial
Bedroom 1	4.14 x 4.11	13'6" x 13'5"
Bedroom 2	3.06 x 4.17	10'0" x 13'7"
Bedroom 3	3.40 x 4.07	11'1" x 13'4"



ASPECT: CASTLEFIELD


LEVEL

LOCATOR




All dimensions are taken approximately from the middle of the room. All measurements may vary within a tolerance of 5%. The dimensions are not intended for use for carpet/flooring sizes, appliances or furniture. Kitchen layout is indicative only and may be subject to change. Specification and finishes are subject to change if materials and appliances are discontinued or not available. Please ask a Sales Consultant for further information.

LEVEL 49



LEVEL 50

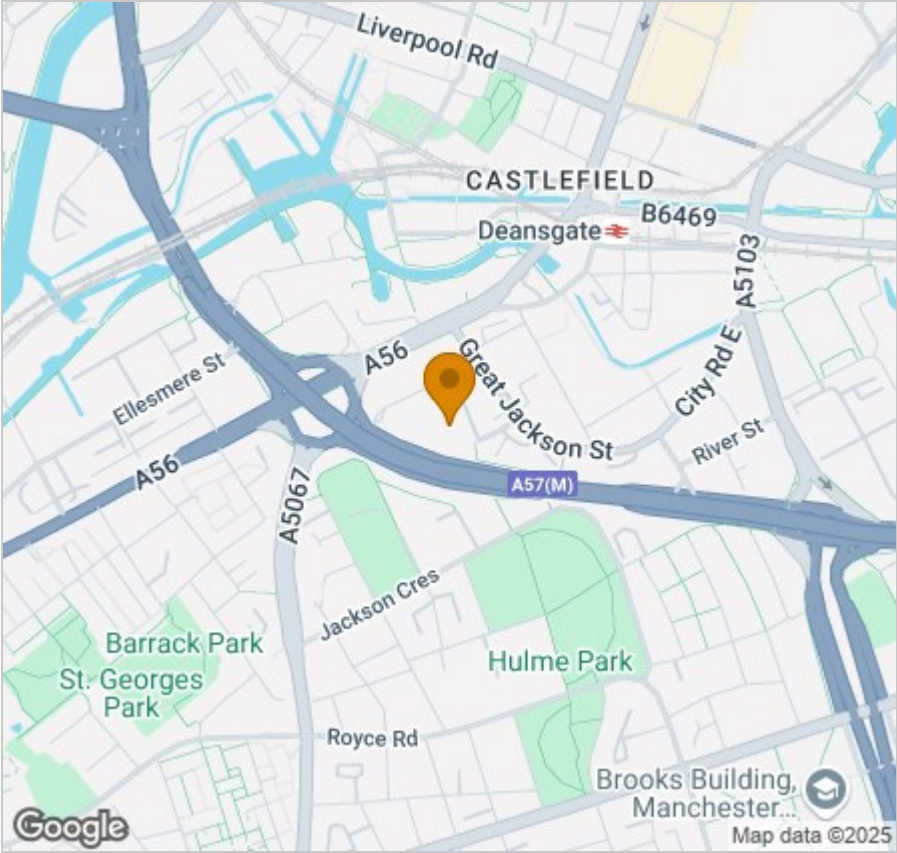


Viewing

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

