



RESIDE  
—  
MANCHESTER

404 Bauhaus 2 Little John Street  
Manchester, M3 3GZ

**Asking Price £230,000**



# 404 Bauhaus 2 Little John Street

Manchester, M3 3GZ

A well presented two bedroom, two bathroom apartment located on the 4th floor of Bauhaus.

Being just a few minutes walk from Deansgate and across from the ever popular area of Spinningfields, you have everything you could possibly need right on your door step from local shops, bars, restaurants and cafes. If you fancy venturing further into the city to do some shopping, the Arndale Centre is just a 10 minute walk away. Your nearest Metrolink stop is St Peters Square which is less than a 10 minute walk away.

The apartment benefits from an allocated underground car parking space and concierge.

## The Tour

The apartment is located on 4th floor of Bauhaus. You enter into a spacious hallway with doors circulating to the rest of the accommodation.

**Living Room/Kitchen:** Spacious living area with floor to ceiling window, TV satellite point and wall mounted electric heaters. The kitchen which is set back from the living space, includes an integrated Siematic fridge/freezer, Siemens frameless hob, electric oven and microwave.

**Bedrooms:** Carpeted bedroom, with floor to ceiling windows, TV and satellite points and wall mounted electric heater. Primary bedroom benefits from an en-suite.

**Bathrooms:** Partial tiled bathroom offering a Duravit three piece suite and a shower over the bath with a heated towel rail, with the en-suite offering a three piece suit with a walk in shower.







### The Area

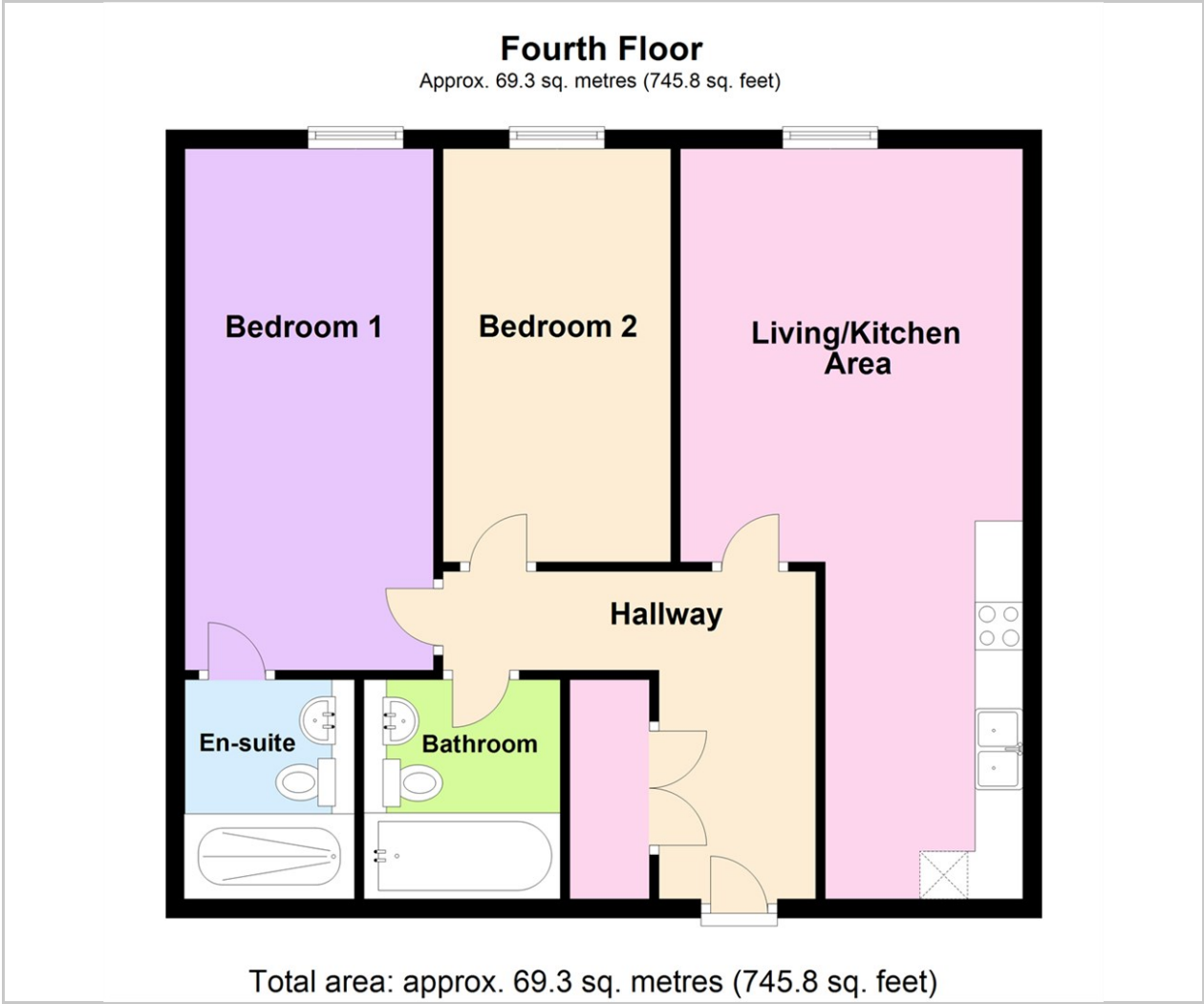
Bauhaus sits in the heart of Manchester City Centre. Many of Manchester's most popular spots are literally on your doorstep including Alberts Schloss, Peter Street Kitchen, and The Great Northern Warehouse. The building is in the perfect position for easy access to both Deansgate and Victoria stations 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 - £3,888.32 per annum.
- Ground rent - £250 per annum.
- Lease - 150 years from 31st May 2005 (131 years remaining)

- Two Double Bedrooms
- Two Bathrooms
- Allocated Car Parking Space
- Deansgate & Spinningfields Location
- No Chain
- EPC Rating B
- Concierge Service
- 4th Floor Apartment
- EWS1 Rating A1
- Owner Occupiers & Investors Welcome!

Floor Plan

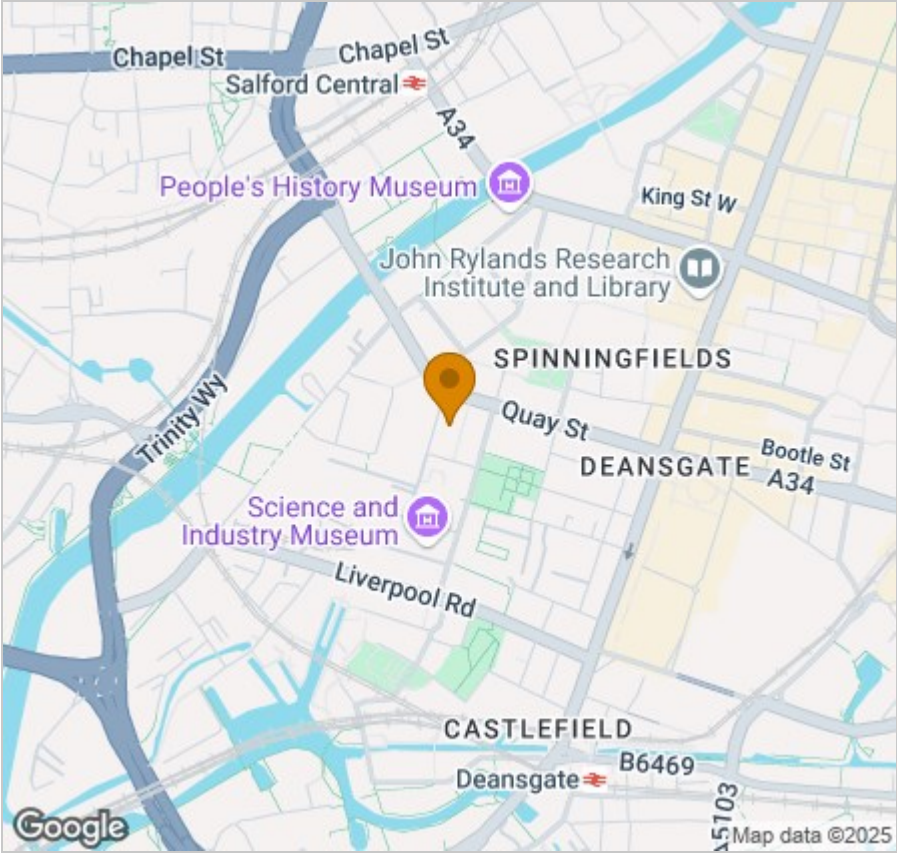


Viewing

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

