



1 Deansgate || Manchester | M3 1AZ

Asking Price £325,000

The
**GOOD
ESTATE**
AGENCY

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Nestled in the heart of Manchester, this prestigious apartment at No. 1 Deansgate offers a unique blend of modern living and urban convenience. Spanning an impressive 689 square feet, this first-floor residence features two well-appointed bedrooms and two stylish bathrooms, making it an ideal choice for professionals or small families seeking comfort and sophistication.

Upon entering, you are greeted by a spacious entrance hall and reception room that flows seamlessly into a large buffer-zone enclosed balcony, perfect for enjoying a morning coffee or unwinding after a long day. The apartment's design maximises natural light, creating a warm and inviting atmosphere throughout.

As part of a prestigious development, residents benefit from a 24-hour concierge service,

- TWO DOUBLE BEDROOMS
- BATHROOM & EN SUITE SHOWER ROOM
- 689 SQ FT
- FIRST FLOOR
- SPACIOUS OPEN PLAN LIVING AND DINING AREA
- BUFFER ZONE BALCONY
- 24 HOUR CONCIERGE
- PRESTIGIOUS DEVELOPMENT
- DEANSGATE LOCATION
- CLOSE TO SHOPS, BARS & RESTAURANTS



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

68 Quay Street
Manchester
M3 3EJ
0161 513 2034
hello@thegea.co.uk
www.thegea.co.uk