



No. 1 Deansgate | | Manchester | M3 1AZ

**Asking Price £299,950**

*The*  
**GOOD  
ESTATE**  
AGENCY

# No. 1 Deansgate | Manchester | M3 1AZ Asking Price £299,950

TWO BED, TWO BATH APARTMENT WITH BALCONY. 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
- 689 SQ FT
- SPACIOUS OPEN PLAN LIVING AND DINING AREA
- 24 HOUR CONCIERGE
- CURRENTLY LET FOR £1,325PCM UNTIL 14/3/26, ACHIEVING A RENTAL YIELD OF 5.3%
- BATHROOM & EN SUITE SHOWER ROOM
- FIRST FLOOR
- BUFFER ZONE BALCONY
- 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	

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