



**HUNTERS®**

HERE TO GET *you* THERE





# Block C 17-2, 1 Watson Street, Manchester, Greater Manchester £495,000



Welcome to this stunning two-bedroom apartment set on the 17th floor of the highly sought-after Great Northern Tower, one of Manchester's most prestigious developments. Perfectly positioned in the heart of the city, this beautifully presented property is just moments from Deansgate and Manchester Central Station, placing you right at the centre of everything the city has to offer — from world-class dining and shopping to vibrant nightlife and excellent transport links.

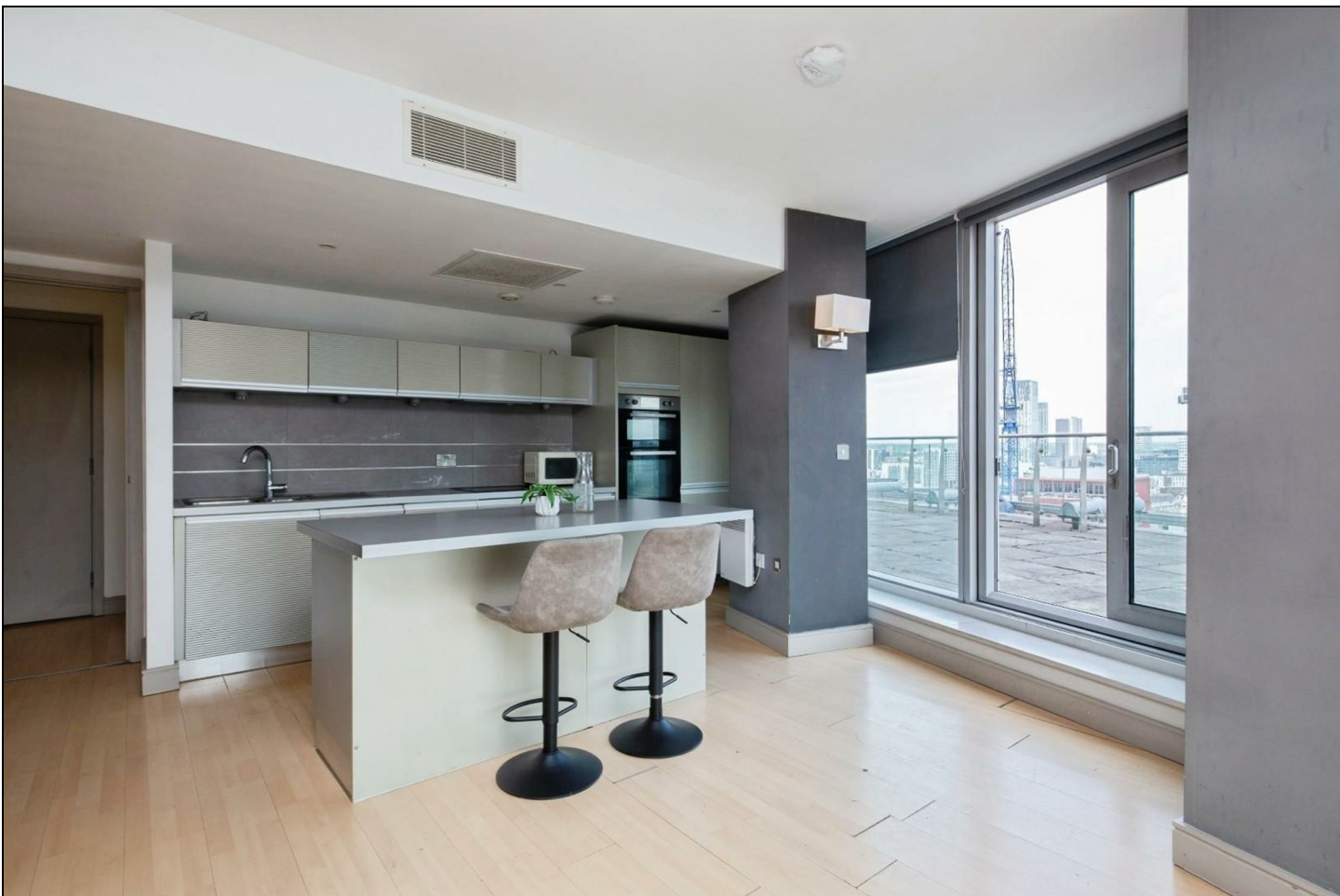
Boasting a spacious and intelligently designed layout, the apartment offers two generously sized double bedrooms, including a luxurious master suite with a sleek en-suite bathroom. The second bedroom is equally versatile — ideal for guests, working from home, or a stylish dressing room. A contemporary three-piece main bathroom completes the private quarters.

The expansive open-plan living and kitchen area is the true heart of the home, flooded with natural light from floor-to-ceiling windows and finished to a superb standard throughout. The kitchen comes fully fitted with modern integrated appliances and offers ample space for both cooking and entertaining. The living space flows effortlessly onto one of the most remarkable features of this apartment — an extensive private terrace, offering breathtaking panoramic views of Manchester's ever-evolving skyline. It's the perfect spot for morning coffee, evening drinks, or entertaining guests against a stunning cityscape backdrop.

Additional benefits include secure allocated parking, a 24-hour concierge service for convenience and peace of mind, and lift access to all floors.

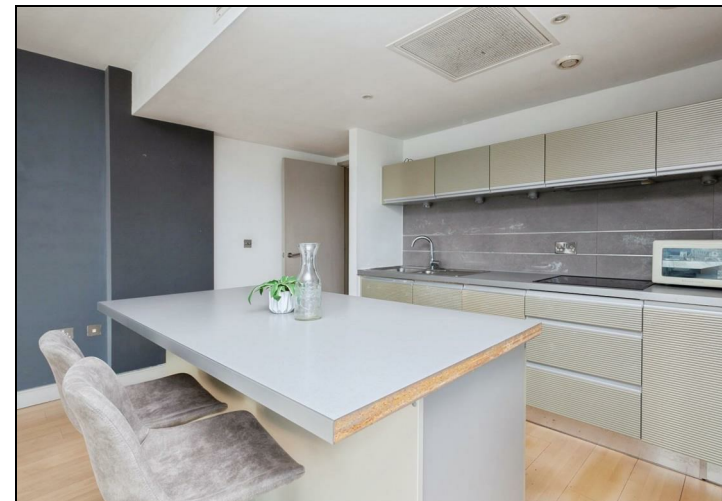
Whether you're a professional seeking the ultimate city lifestyle, a downsizer looking for luxury with convenience, or an investor seeking a high-spec, high-yield property in one of Manchester's most prestigious addresses — this apartment ticks every box.

Opportunities like this are rare. Arrange your viewing today and experience the very best in city living.

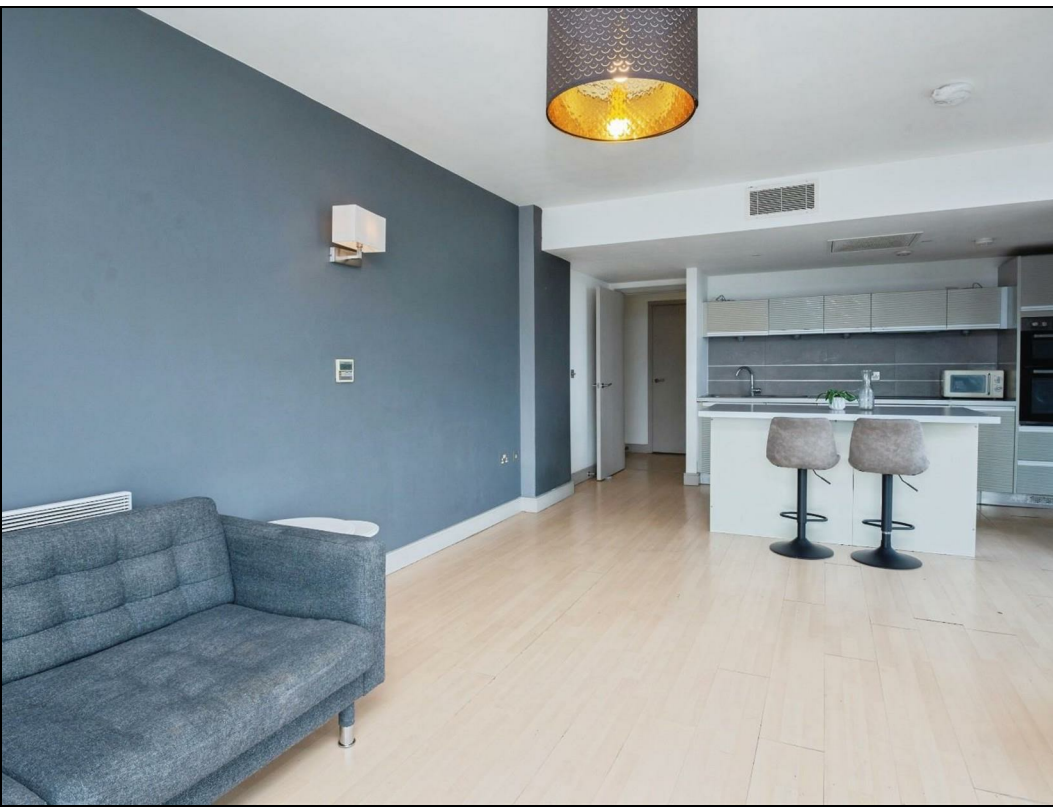


## KEY FEATURES

- 17TH FLOOR WITH LIFT
- TWO DOUBLE BEDROOMS
- ALLOCATED PARKING
- HIGH SPECIFICATION
- LARGE TERRACE WITH VIEWS OF CITY CENTRE
- 24 HOUR CONCIERGE
  - NO CHAIN
  - EPC RATING - C
- TWO BATHROOMS

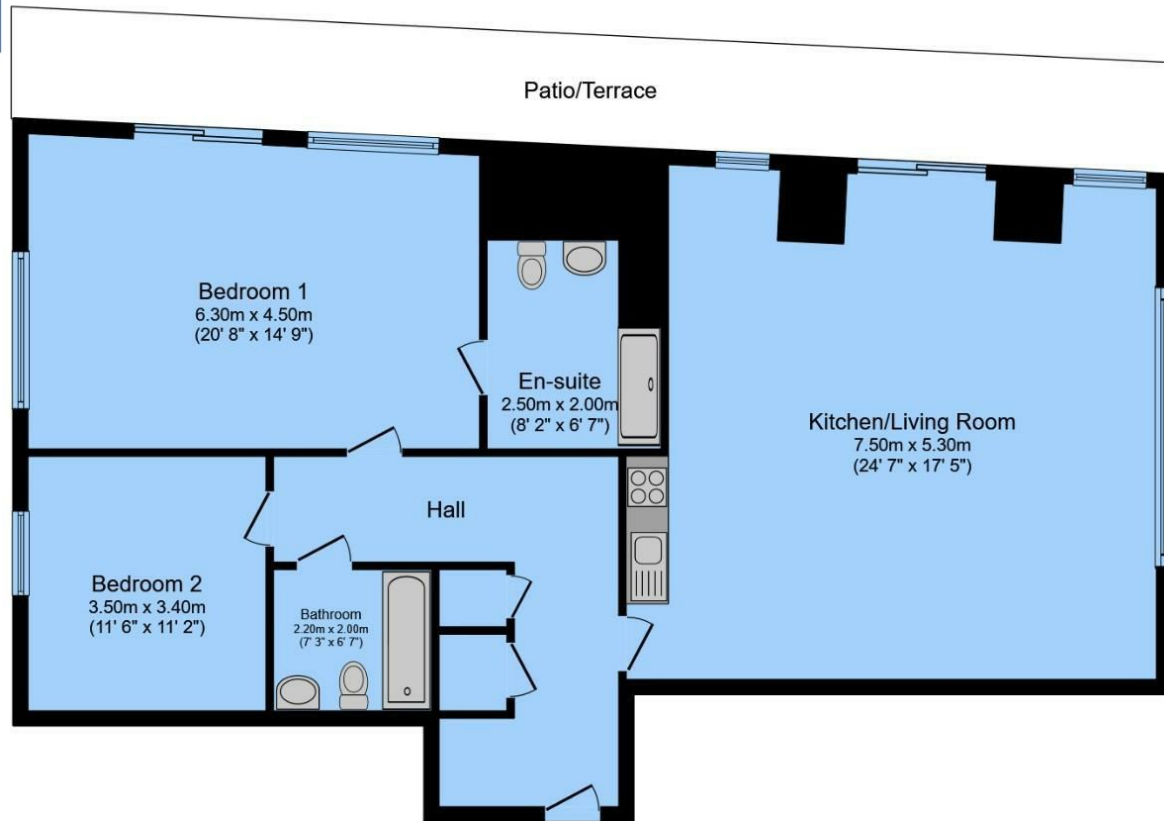






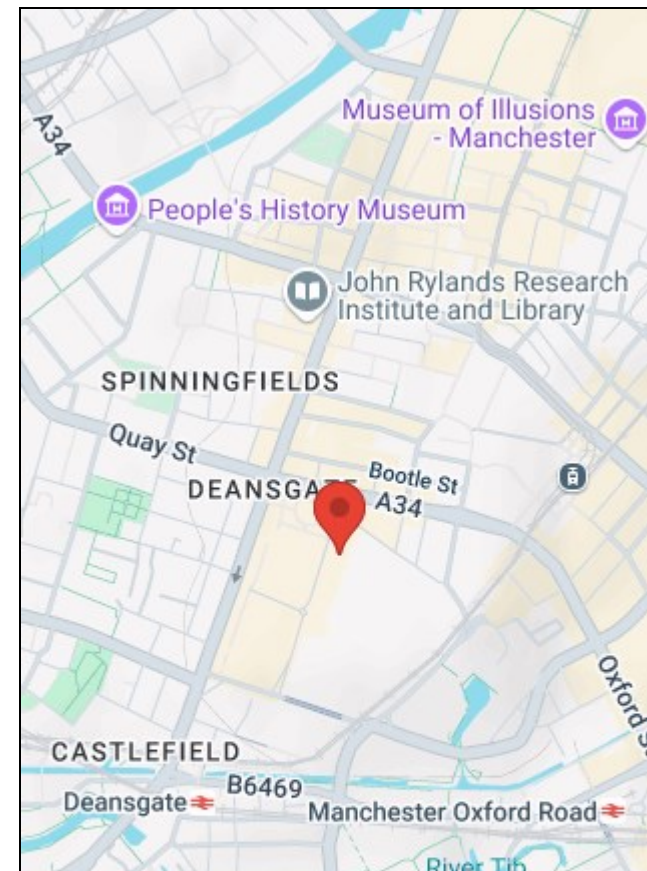






Total floor area 124.1 sq.m. (1,336 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
	72	76			
England & Wales EU Directive 2002/91/EC			England & Wales EU Directive 2002/91/EC		

22 St Johns Street, Manchester, M3 4EB | 0161 830 5800  
[manchester@hunters.com](mailto:manchester@hunters.com) | [www.hunters.com](http://www.hunters.com)



This Hunters business is independently owned and operated by Hunters Property Group Limited | Registered Address: 2 St Stephens Court, St. Stephens Road, Bournemouth, England, BH2 6LA | Registered Number: 03947557 England and Wales | VAT No: 180 8978 59 with the written consent of Hunters Franchising Limited.