



Whitworth Street West, Manchester, M1 5ED

Executive penthouse apartment | Duplex with south facing views | Well presented throughout | Central location | Large bedroom's with fitted furniture | Two bathrooms | Tandem car parking spaces (secure, allocated & underground) | Annual service charge: £3,369.06

Annual ground rent: £150.00

Length of lease: 125 years from 2002

Offers In Excess Of: £400,000

HUNTERS®
HERE TO GET *you* THERE

Whitworth Street West, Manchester, M1 5ED

Hunters Manchester are delighted to offer a rare opportunity to purchase a prestigious apartment in one of Manchester's most highly sought after developments, W3. Dominating the Oxford Road and Whitworth Street West corner, residents are perfectly situated for access to the University of Manchester, the Manchester Royal Infirmary, Oxford Road and Piccadilly train stations, the Bridgewater Hall and the newly established HOME on First Street. Confirmed as one of Manchester's most diverse and culturally rich areas, the Southern Gateway receives continued investment to develop the local infrastructure, further strengthening the cities involvement within the Northern Powerhouse.

Exclusive to Hunters, this executive style penthouse offers more than your average city centre dwelling. Generously proportioned over two floors and boasting just under 1300 sq. ft., floor to ceiling windows allow for a sun drenched living room and kitchen/diner whilst the rear of the property is complimented by a paved terrace with views of the Bridgewater canal and landscaped communal garden with decking.

Accommodation on the ground floor comprises: Entrance/hallway; Cloak cupboard; W.C.; Bright south facing lounge with floor to ceiling windows and access to full length paved terrace with views towards the Kimpton Hotel; stairs to first floor.

Accommodation on the upper floor comprises: Kitchen with built in NEFF appliances and a dining area with a view that will impress any guest; Hallway thorough to spacious master bedroom complimented by built in wardrobes and offering en suite with separate shower cubicle; Second bedroom with built in wardrobes; Bathrooms with separate shower cubicle. Both bedrooms benefit from access to a paved terrace with views onto landscape communal garden and Bridgewater canal.

The development benefits from a 24 hr concierge and this particular property is sold with the use of a tandem car parking space.

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ENTRANCE HALL



LIVING ROOM



KITCHEN DINER



MASTER BEDROOM



COMMUNAL ENTRANCE



SECOND BEDROOM



EN SUITE



OPENING HOURS

Monday - Friday 9:00 - 17:30

Saturday: 09:00 - 15:30

THINKING OF SELLING?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

Whitworth Street West, Manchester, M1 5ED | £400,000 'offers over'

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Approximate Area = 1209 sq ft / 112.3 sq m (excludes void)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2020. Produced for Hunters Property Group. REF: 666227

«EpcGraph»

Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

