



## Second Floor Flat

2/3, The Beresford Building, 460 Sauchiehall Street, GLASGOW, G2  
3JU

**Offers Around £135,000**



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## Description

A superb opportunity to acquire this larger style one bedroom apartment forming part of the striking Beresford Building situated on Glasgow's vibrant Sauchiehall Street.

A 'B' Listed building and often described as Glasgow's first skyscraper the iconic Beresford Building is one of the city's most notable examples of Art Deco/Streamline Moderne architecture. Built in the 1930s as a hotel for those attending Glasgow's Empire Exhibition the building has a long and rich history. From the mid 1960s it was known as Baird Hall and used as student halls of residence for those studying at the University of Strathclyde and then in the mid 2000s the building was converted into stylish apartments.

The grand entrance foyer makes an immediate impression and leads to the sweeping stairway and to two elevators. The open courtyard atrium is a most impressive feature of the building and this apartment is found on the 2nd floor.

Ready to move in, this apartment is decorated in neutral tones complimented by the modern fixtures and fittings. A long reception hall links to all the rooms and there is a deep hall cupboard which houses the hot water tank. The bedroom is of excellent proportion and has fitted wardrobes. A window formation looks towards the atrium. Worth particular mention is the superb living space which is open plan with a very well appointed kitchen. This room provides a superb space to relax and entertain friends and family. Two broad window formations lend plenty of natural light and providing aspects to the west. The kitchen comes complete with an integrated fridge, freezer, oven, hob, washing machine and dishwasher. The shower room has a broad shower cubicle, wc and wash hand basin within a fitted vanity unit. There is tiling to splash back and a wall mounted mirror.

The windows of this property are double glazed and there is underfloor heating via a community gas fired boiler.

The foyer, stairways, walkways and courtyard are neat and tidy and there is an onsite concierge with office at the main entrance to the building.

The Beresford Building is positioned on Sauchiehall Street between Charing Cross and Rose Street and directly opposite Elmbank Street. This area forms part of the city's Avenues Project. There are a host of city centre amenities on your doorstep and Glasgow's West End and Finnieston districts are nearby. Those studying in the city centre are within easy reach of The Glasgow School of Art, The Royal Conservatoire of Scotland, The University of Strathclyde and Glasgow Caledonian University. It is also just a short distance to the University of Glasgow's West End Campus. Glasgow's Financial district and Merchant City are within close proximity and other nearby landmarks include The King's Theatre, Kelvingrove Park and Kelvingrove Art Gallery & Museum.

## Room Dimensions

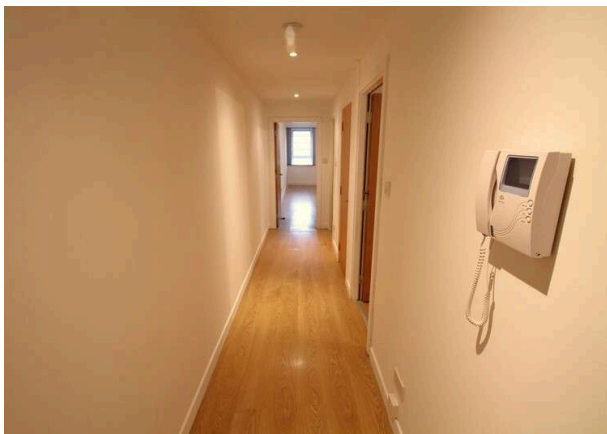
Entrance Hall	6.22 m x 1.19 m / 20'5" x 3'11"
Lounge/dining/kitchen	7.19 m x 4.01 m / 23'7" x 13'2"
Bedroom	4.29 m x 3.66 m / 14'1" x 12'0"
Shower Room	2.77 m x 1.60 m / 9'1" x 5'3"

**EPC: C**

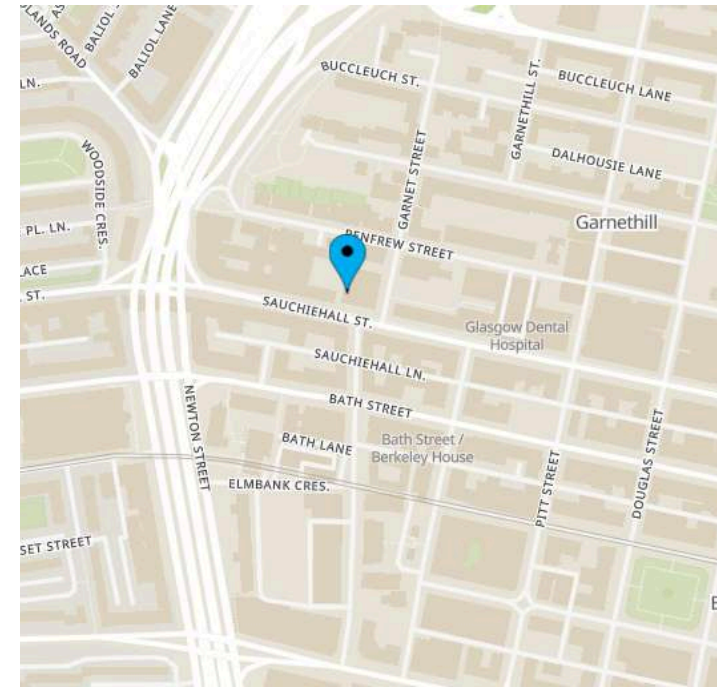
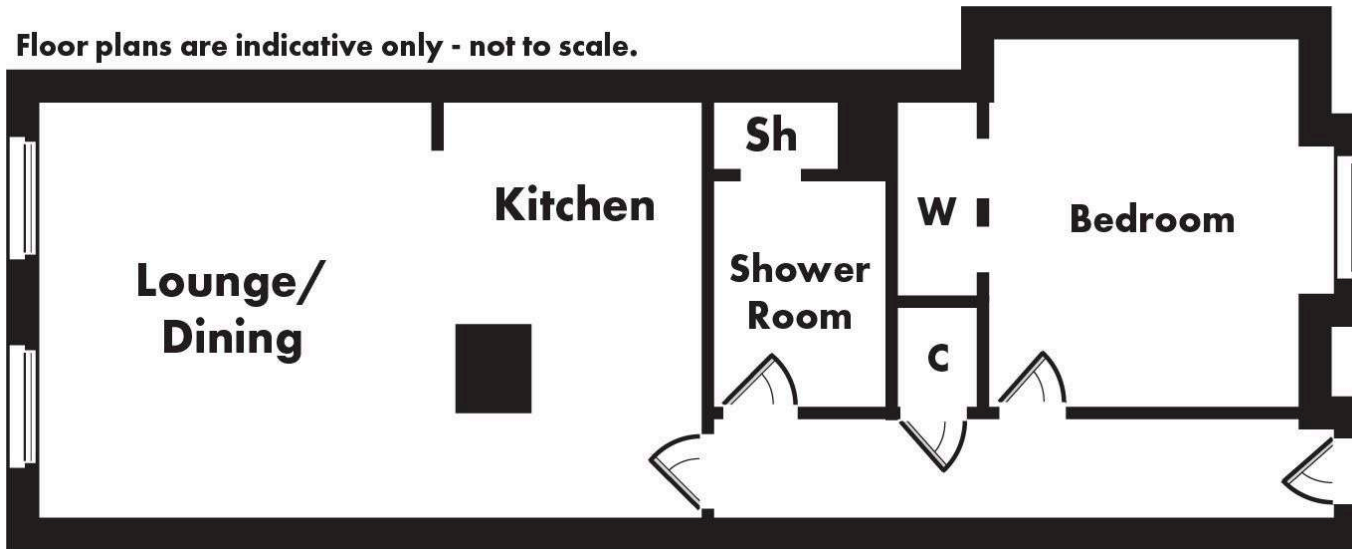
## Features

### Landmark building in the heart of Glasgow City Centre

- Larger style one bedroom apartment
- Superb living space open plan to kitchen
- Integrated kitchen appliances
- Double bedroom with fitted wardrobes
- Under floor heating & double glazed windows
- Concierge Service
- Short distance to Glasgow School of Art and The Royal Conservatoire of Scotland



Floor plans are indicative only - not to scale.



#### TRAVEL DIRECTIONS

Travelling from Charing Cross, Glasgow City Centre proceed eastwards on Sauchiehall Street. The Beresford Building is positioned on your left opposite Elmbank Street.

#### MARKET APPRAISAL

For an up-to-date appraisal on your own property please call us on **0141 331 0741**. This is a complimentary service and will help us to calculate your purchasing power.

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For further information:

Or to view this property please call:

**0141 331 0741**



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