



**HUNTERS**<sup>®</sup>

HERE TO GET *you* THERE



# Number 1 Deansgate, Manchester

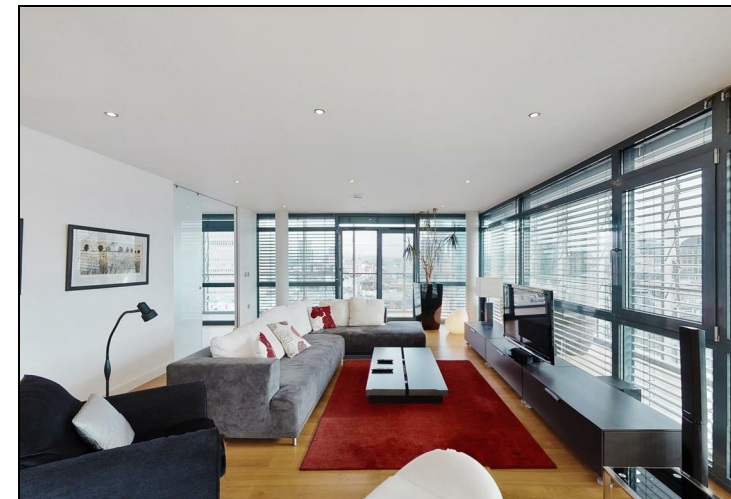
£1,000,000

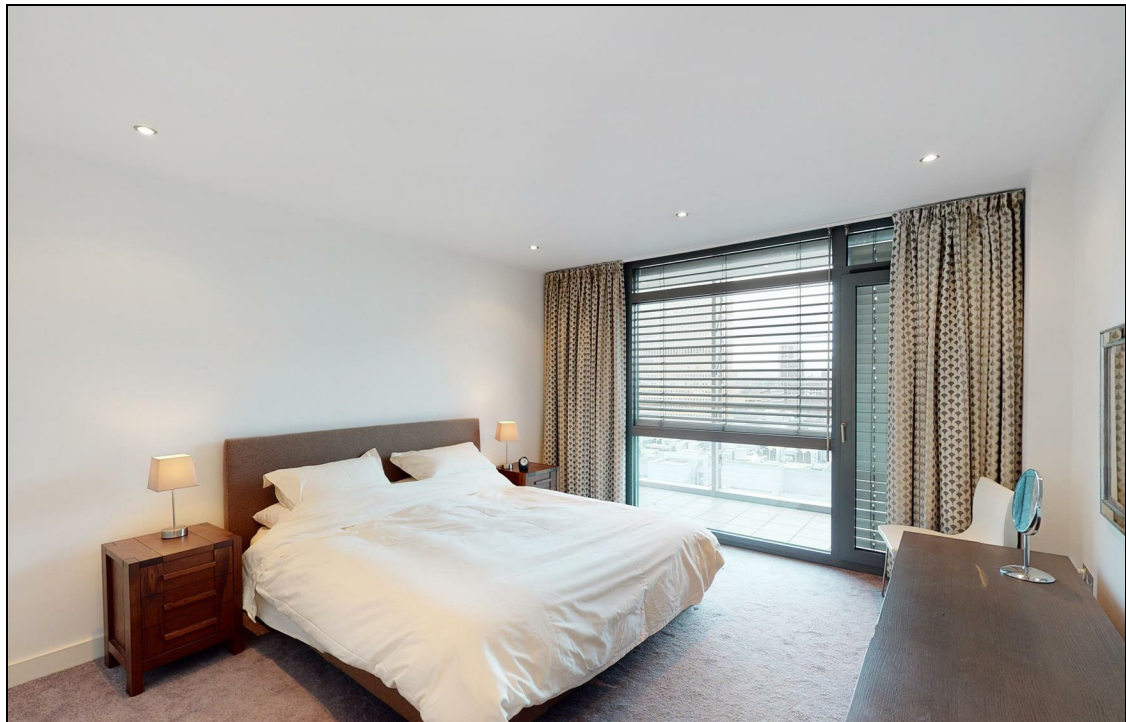


Luxurious 9th floor penthouse apartment, located at Number 1 Deansgate in the heart of Manchester City Centre, offers elegance and sophistication. With 3 SPACIOUS BEDROOMS, 3 BATHROOMS, and SECURE ALLOCATED UNDERGROUND PARKING, this residence is perfect for contemporary city living. The stylish living spaces feature floor-to-ceiling windows providing panoramic views and an open-plan design for entertaining. The kitchen is meticulously designed with high-end appliances. The bedrooms offer tranquility and luxury, with plush carpets and en-suite bathrooms. The SECURE PARKING and CONCIERGE service add convenience and peace of mind. Surrounded by amenities and excellent transportation options, this penthouse epitomizes luxury and refinement. Don't miss the chance to experience grandeur at number 1 Deansgate.

## KEY FEATURES

- Spectacular, three bedroom luxury apartment situated within the iconic Number 1 Deansgate development
- This stylish apartment boasts unrivalled views of Manchester city centre and beyond - Triple aspect
- Spacious & flooded with natural light throughout. Total floor area 173 square metres or 1862.16 square foot
- Stunning layout with open plan living/dining room & fully fitted kitchen
  - Two large bedrooms with a third bedroom offering versatility as a home office
    - Unique triple aspect semi outdoor space - Loggia
    - 150 years from 1998 Service charge is £915.08 per month Ground rent £300 per annum
- The property offers buyers the right to manage with service charges remaining the same for a number of years and a large sinking fund to maintain common areas.
  - Two secure, allocated parking spaces included
    - Serviced by a 24/7 concierge.



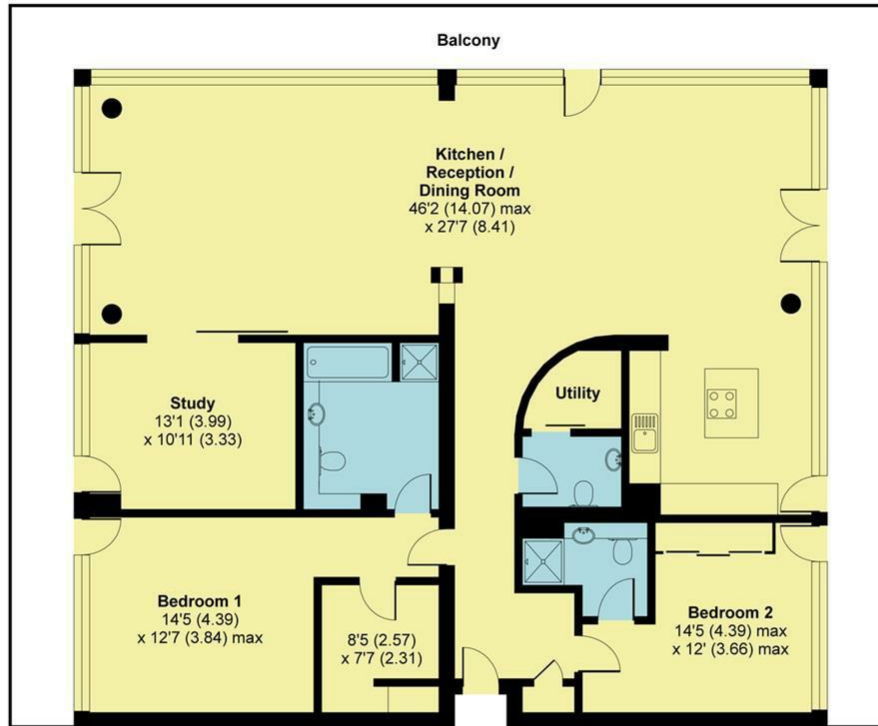




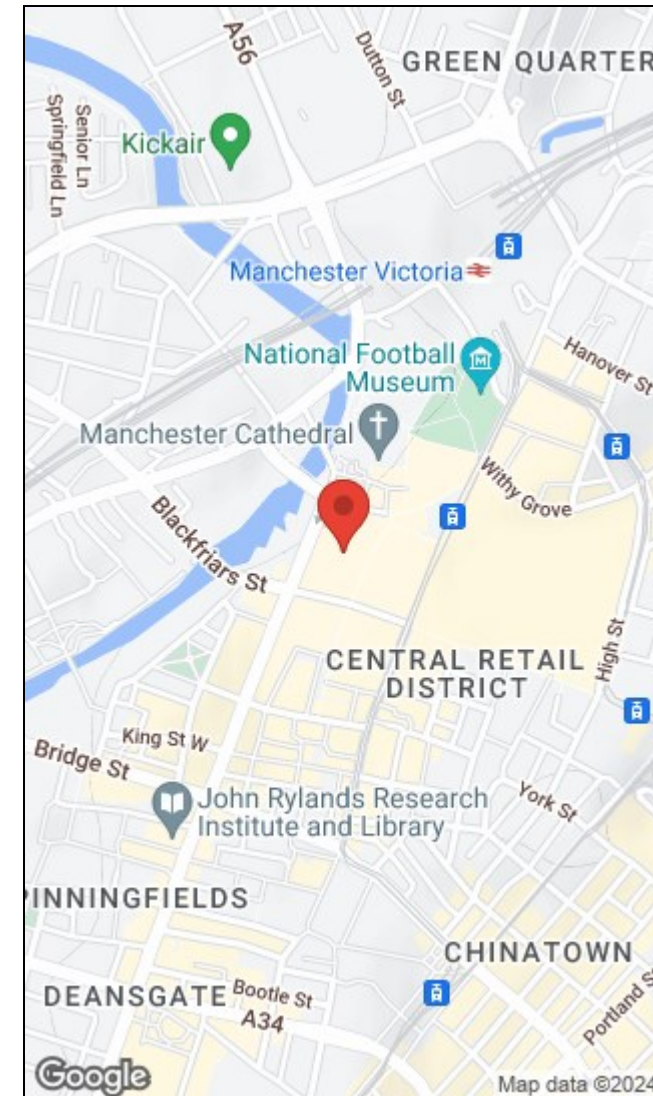
# Deansgate, Manchester, M3

Approximate Area = 1842 sq ft / 171.1 sq m

For identification only - Not to scale



**NINTH FLOOR  
APPROX FLOOR  
AREA 1842 SQ M  
(171.1 SQ FT)**



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Hunters Property Group. REF: 781131

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	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
<b>72</b>	<b>72</b>		
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC

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