



HUNTERS[®]
HERE TO GET *you* THERE



Number 1 Deansgate, Manchester

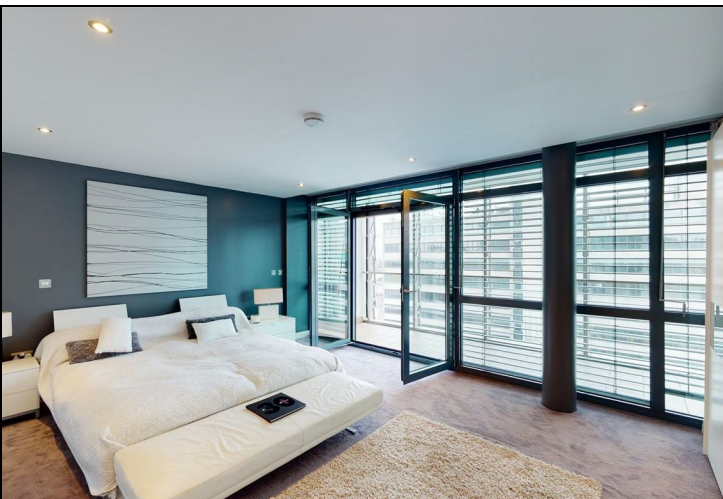
Offers In The Region Of £900,000



Hunters are proud to introduce this high specification triplex, penthouse apartment situated in the iconic landmark building Number 1 Deansgate. This superb development with its crystalline prismatic form, and timeless aesthetics is EWSI certified. All homes are fully glazed and utilise a variable twin skin louvre system to the loggia style balconies' outer edge. This provides a highly usable and unique semi-outdoor space, an extension to the living accommodation, while at the same time assisting with acoustic, solar and thermal gain issues. This apartment is a credit to the current owner and is in a great condition to suit any purchaser looking for high standard accommodation. A prime location giving access to the vast array of retail outlets such as Harvey Nicholls, Selfridges, Marks & Spencer, to name just a few. This apartment is situated on the ninth floor giving unrivalled views over the city centre and beyond, through to the Peak District and the Pennines.

KEY FEATURES

- Luxury triplex penthouse apartment situated within the stylish No 1 Deansgate development
- Located on the ninth floor offering outstanding views of the city centre and beyond
 - This unique apartment boasts three loggia style balconies and a roof terrace
 - High specification fixtures & fittings throughout - Superb presentation
 - Total approx. floor area = 2320 sq. ft or 215.5 sq. m
- The master bedroom offers a simply stunning and luxurious four piece bathroom suite
- The second bedroom is served by a three piece bathroom suite A further three piece shower room is located on the first floor
 - Secure, underground parking is allocated with two adjacent spaces
- The lease has a remaining term of 126 years. Ground Rent £150.00 per annum Service charge £13,259 per annum
 - Furthermore, 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



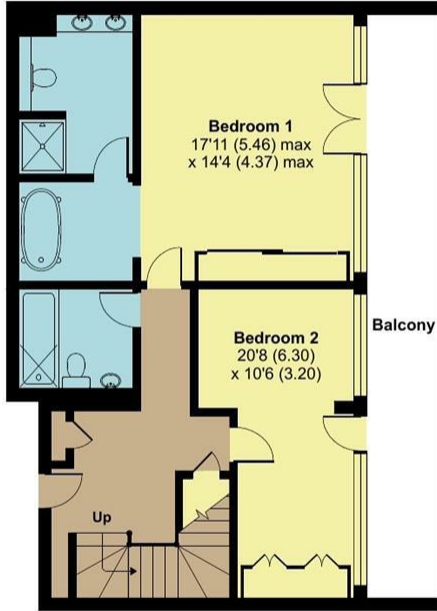




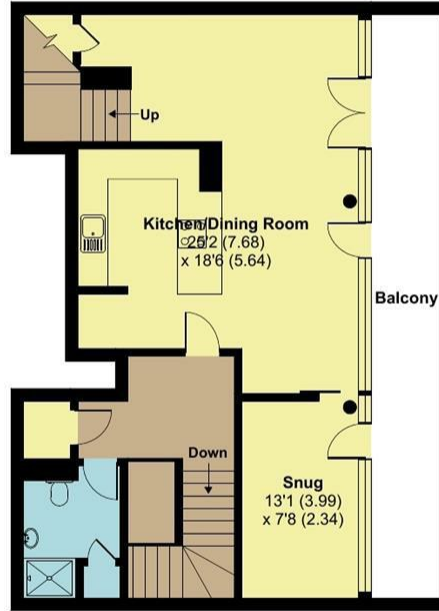
Deansgate, Manchester, M3

Approximate Area = 2320 sq ft / 215.5 sq m

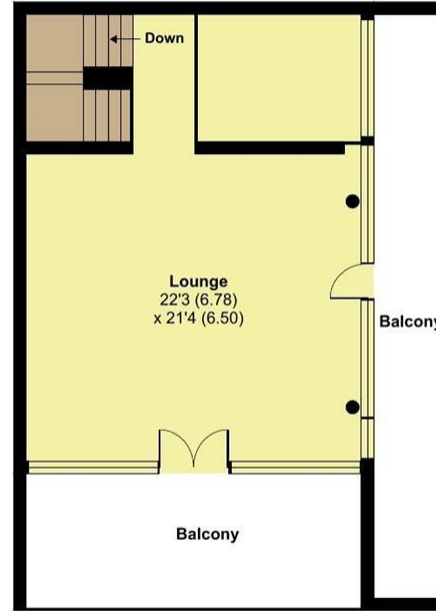
For identification only - Not to scale



GROUND FLOOR
APPROX FLOOR
AREA 78.9 SQ M
(847 SQ FT)

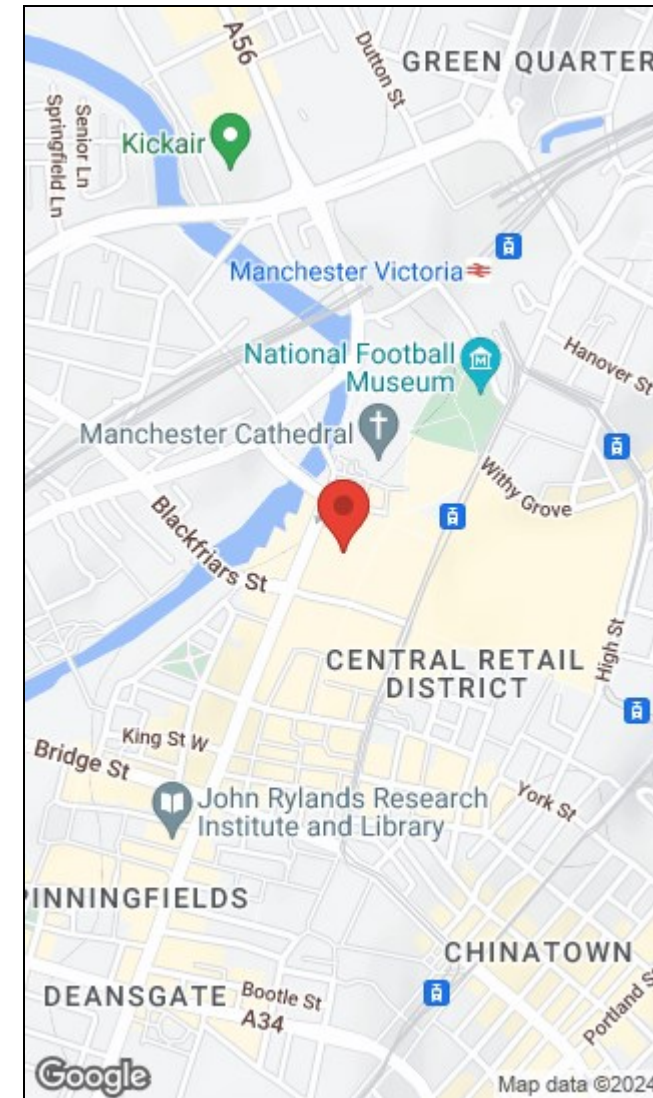


FIRST FLOOR
APPROX FLOOR
AREA 74.5 SQ M
(802 SQ FT)



SECOND FLOOR
APPROX FLOOR
AREA 62.3 SQ M
(671 SQ FT)

RICS Certified Property Measurer
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlcocom 2021. Produced for Hunters Property Group. REF: 805077



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
	70 72		
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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