



360 Building, Manchester

Offers Over £1,500,000

Julie Twist Properties are delighted to present this one of kind penthouse apartment located in the heart of Castlefield. The property spans over 4,000 square feet and occupies the entire sixth floor. Comprising of two luxurious suites with panoramic views of Manchester skyline; a vast living and dining area which is the perfect space to entertain guests, or rest and unwind, and an abundance of outdoor space which can be accessed from the living area which provides the perfect blend of indoor and outdoor living. Complete throughout with climate control, mood lighting and two secure car parking spaces, this property offers the ultimate city centre living experience!

- Luxurious Penthouse Apartment
- Immaculately Presented Throughout & Finished to a High Specification
- Three Spacious Bedrooms
- Two Large Terraces with Panoramic Views
- Two Secure Allocated Parking Space
- Over 4,000 Square Feet
- In The Heart of Castlefield
- Short Walk To Deansgate



GENERAL

Rental Yield: 5.6% (Assumed of a £6,995 rental price)
Service Charge: £12474.68 per annum
Ground Rent: £329.10 per annum
Lease: 128 Years Remaining
Internal Floor Area: Approximately 3,519 square feet
Council Tax Band: Manchester City Council Tax Band G
Management Company: Stevenson Whyte

DESCRIPTION

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LOCATION

The 360 Building was designed by the award winning developer, Dandara. Located in one of Manchester's most desirable locations, Castlefield, this development provides its residents with a prime city living experience. This one of a kind apartment occupies the entirety of the sixth floor and spans across 4,000 square feet, all whilst providing spectacular views of The Roman Forts, Mamucium. Nearby, residents can take a walk through the greenspace, past the ruins and along the canal and benefit from a vast array of boutique cafes, bars and restaurants. There are convenient transport links nearby such as the M602, A57 and Deansgate train station.

HALLWAY

The property is accessed via a secure private lift which leads you to the reception area. The reception area provides ample storage space and views of Manchester's skyline. The hallway reaches the full length of the property, along the hallway there is a WC finished with Porcelanosa sanitaryware, a dresser fitted with bespoke Strachan display and storage units and office space. There is also the option for this space to be used as a third bedroom, if desired. The right hand side of the hallway is occupied by floor to ceiling windows, fitted with sliding doors which provide access to an outstanding roof terrace.

KITCHEN

The kitchen is a bespoke design and inclusive of Miele appliances including oven, grill, warming drawer, coffee machine, microwave which are all integrated into the rear wall of the kitchen. Adjacent to the kitchen, there is a Corian bar complete with an impressive lighting option, by Strachan, where you can enjoy a morning coffee or an evening drink, whilst taking in spectacular views of Deansgate Square or The Roman Forts. There is also a utility room which is accessible via the living area where you can find a washer/dryer, an additional dishwasher and further storage space.

LIVING AREA

The living/dining area is truly magnificent, it provides the perfect opportunity to either entertain guests or unwind. There is an abundance of natural light which floods through the grand windows and access to both roof terraces which provides the perfect blend of indoor and outdoor living.

LIVING ROOM

Accessed via the living/dining area, you can enjoy this quiet and intimate space. This room is designed as a space to relax, unwind and enjoy breathtaking views of Manchester's ever-growing skyline.

MAIN SUITE

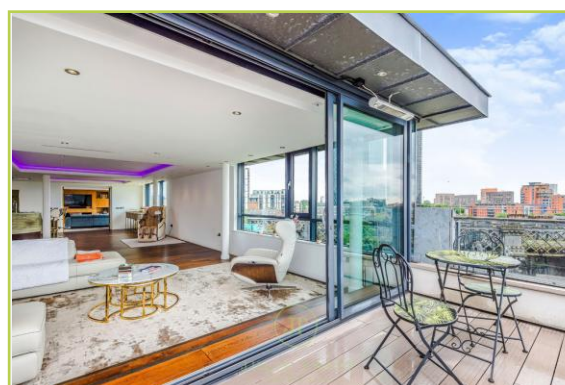
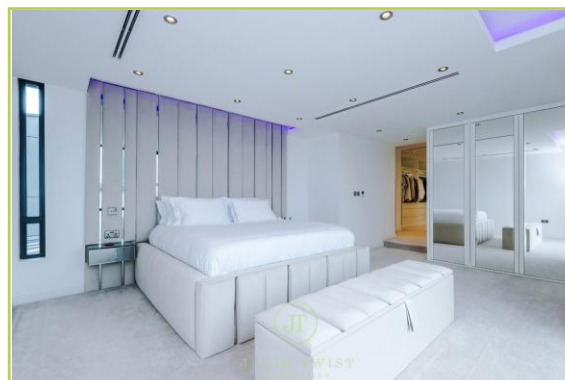
Towards the end of the main hallway, you will find the master suite which is extremely spacious and offers spectacular views of The Townhall and Spinningfields. The suite provides a bespoke dressing area complete with integrated display and storage units and also access to a grand en-suite bathroom consisting of Porcelanosa sanitaryware including a freestanding bath, wet room, a double sink, and WC.

SUITE

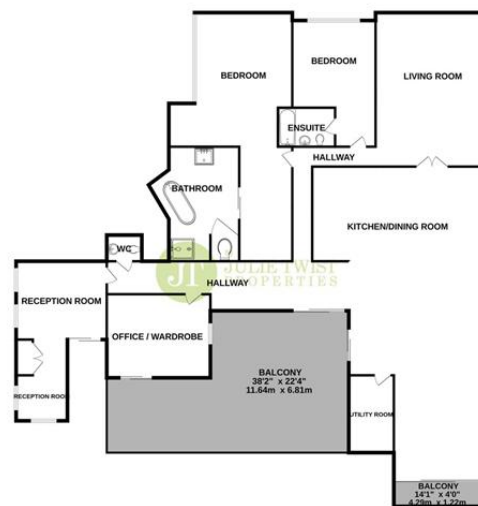
The second suite is bright, spacious and complete with integrated wardrobes and a three piece ensuite bathroom with Porcelanosa sanitaryware.

ADDITIONAL FEATURES

The apartment comes complete with two, secure, car parking spaces. Throughout the apartment there is effective sound proofing, mood lighting which can be controlled remotely, AV and state of the art climate control.



SIXTH FLOOR
3519 sq.ft. (326.9 sq.m.) approx.



TOTAL FLOOR AREA: 3519sq.ft. (326.9 sq.m.) approx.

Measurements are taken from the face of the wall to the face of the wall. Measurements are given in feet and inches and are rounded up to the nearest inch. Measurements are given in metres and centimetres and are rounded up to the nearest centimetre. The actual area and volume may vary slightly from the approximate area and volume given. Measurements are taken from the face of the wall to the face of the wall.

IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only, and are not precise. If floor plans where included, these may not be to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

