



JULIE TWIST
PROPERTIES



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360 Building, Manchester

Offers In Region Of £1,395,000

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



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GENERAL

Rental Yield: 6.02% (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

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 it's 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

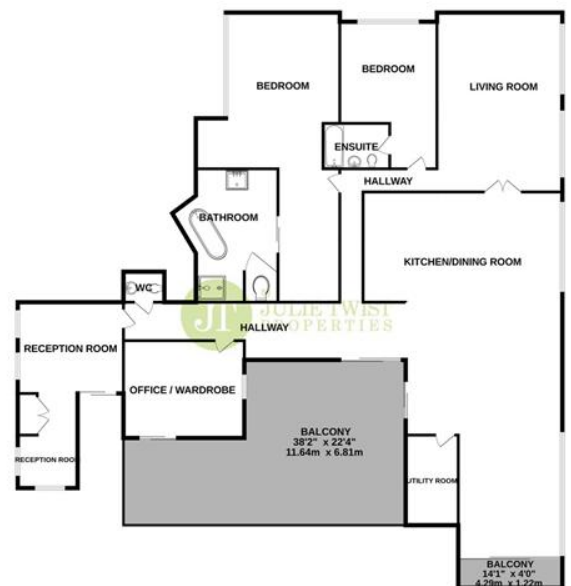
The living/dining area is truly magnificent, it provides the perfect opportunity to either entertain guests or unwind. There is an abundance of natural light which floods through the grand windows and access to both roof terraces which provides the perfect blend of indoor and outdoor living.

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.



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



TOTAL FLOOR AREA: 3519sq.ft. (326.9 sq.m.) approx.
 Whilst every effort has been made to ensure the accuracy of the floorplan and floor measurements, all plans, drawings, reports and any other forms are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide only. Prospective purchasers should verify the accuracy of all information and measurements with the developer. All dimensions are approximate and should be used as a guide only. Measurements are taken to the face of the wall unless otherwise stated. All dimensions are approximate and should be used as a guide only. Measurements are taken to the face of the wall unless otherwise stated. All dimensions are approximate and should be used as a guide only. Measurements are taken to the face of the wall unless otherwise stated.

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.

