



RIDGEWATER STREET

ODEON

BEETHAM



# Apt 3109 Beetham Tower, 301 Deansgate, Manchester, M3 4LT

\*Cash Buyers Only\*

Jordan Fishwick are pleased to offer this stunning corner aspect apartment situated on the 31st floor of the Beetham Tower, Manchester's latest and most prestigious landmark. The apartment comprises of an open plan living/kitchen area with breath-taking views over the north and west side of the city, two bedrooms, ensuite to master, and a white three piece bathroom suite. This high specification apartment benefits from solid walnut flooring and a high gloss kitchen with integrated appliances. There is a 24 hour concierge and this particular apartment comes with a SECURE ALLOCATED PARKING SPACE.

## Offers In Excess Of £270,000

### Viewing arrangements

Viewing strictly by appointment through the agent

245 Deansgate, Manchester, M3 4EN 0161 833 9499 opt 3

### Entrance Hall

Hallway with solid hardwood timber flooring, halogen spotlights, double storage cupboard housing hot water cylinder, slim line electric heater and doors radiating to all other rooms.

### Living/Dining Room

22'7" x 13'1"

Corner aspect open plan living/kitchen area. Continuation of walnut flooring. Floor to ceiling double glazed window with dual aspect towards the City. Television and telephone connection points.

### Kitchen

8'2" x 7'6"

Stylishly appointed kitchen with complementary work surfaces over. Integrated electric oven, ceramic hob and extractor hood over. Built in fridge, separate freezer. Integral dishwasher Inset sink with mixer tap over.

### Bedroom One

15'8" x 9'10"

Fitted carpet, floor to ceiling double glazed window. Television and telephone connection point. Wall mounted electric heater. Integrated wardrobes.

### En-suite

Modern shower suite with mixer shower, back to wall wc and

wall mounted basin. Ceramic floor tiles and splash backs.  
 Extractor fan and heated towel rail. Large vanity mirror.

## Bedroom Two

11'1" x 7'10"

Fitted carpet, floor to ceiling double glazed window. Wall mounted electric heater. Sliding door to living area.

## Bathroom

Modern three piece suite with ceramic panel bath with mixer shower over, back to wall wc and wall mounted basin. Ceramic floor tiles and splash backs. Extractor fan and heated towel rail. Large vanity mirror.

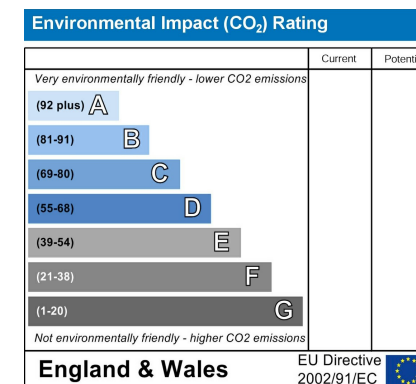
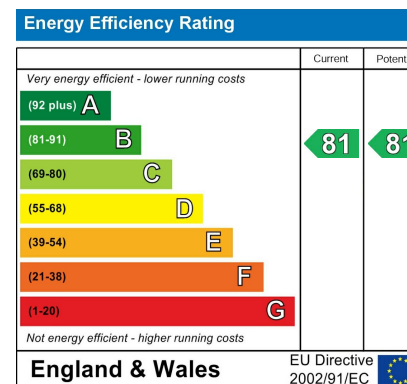
## Additional Information

Service Charge is currently £5800 per year

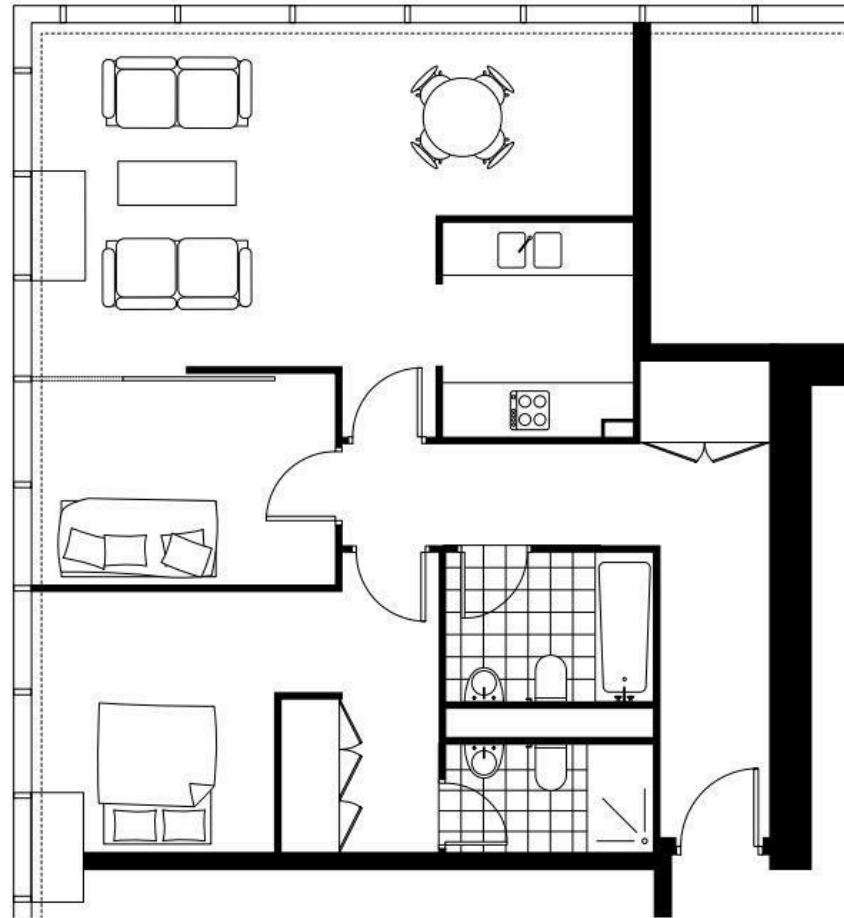
Ground rent £150 pa (Increases with RPI every 21 years)

Lease 999 Years from 2003

Management company - Rendall and Rittner







These particulars are believed to be accurate but they are not guaranteed and do not form a contract. Neither Jordan Fishwick nor the vendor or lessor accept any responsibility in respect of these particulars, which are not intended to be statements or representations of fact and any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Any floorplans on this brochure are for illustrative purposes only and are not necessarily to scale.

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