



Open Late

Navigation House





# Apt 22 Navigation House, Ducie Street, Manchester, M1 2DP

EWS-1 in place.

Welcome to Navigation House, a stunning penthouse apartment located on Ducie Street in the vibrant city of Manchester. This luxurious property boasts a spacious reception room, perfect for entertaining guests or simply relaxing after a long day. With two beautifully designed bedrooms, you'll have plenty of space to unwind and recharge.

One of the highlights of this penthouse is the two modern bathrooms, offering convenience and style. No more waiting in line in the morning rush! Additionally, the property features parking space for two vehicles, ensuring that you and your guests always have a convenient place to park in the bustling city centre.

Located in the heart of Manchester, Navigation House offers the perfect blend of urban living and modern comfort. Whether you're looking to explore the city's vibrant nightlife, cultural attractions, or simply enjoy a peaceful evening at home, this penthouse provides the ideal base for your lifestyle.

Don't miss out on the opportunity to make Navigation House your new home. Contact us today to arrange a viewing and experience the luxury and convenience this penthouse has to offer.

## Price £350,000

### Viewing arrangements

Viewing strictly by appointment through the agent  
245 Deansgate, Manchester, M3 4EN 0161 833 9499 opt 3

#### Entrance Hall

Wooden flooring. Storage cupboard housing washing machine and water tank. Stairs to upper floor.

#### Living Room

16'10" x 16'9"

Wooden flooring. Spotlights. Wall mounted electric heater. Juliet balcony with water views.

#### Kitchen

12'11" x 8'4"

Range of wall and base units with worktops over. Integrated fridge/freezer and dishwasher. Sink with waste disposal. Cooker with hob and extractor over. Spotlights.

#### Bedroom One

16'10" x 16'1"

Fitted carpet. Velux windows. Wall mounted electric heater.

#### Bathroom

Floating sink with mixer tap. Low level W/C. Bath with mixer shower.

#### Bedroom Two

10'11" x 9'10"

Fitted carpet. Ceiling light. Wall mounted electric heater.

#### Shower Room

Sink with mixer tap. Low level W/C. Shower cubical with mixer shower. Shaver point.

## Externally

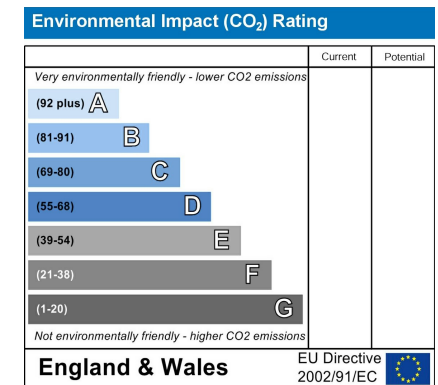
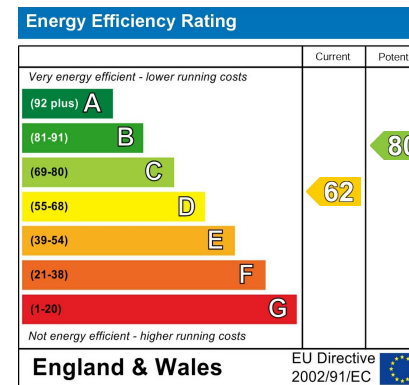
Tandem parking space. Lift to all floors.

## Additional Information

Lease 150 years from 2001

Ground rent - £200 per annum

Service charges - £309 per month



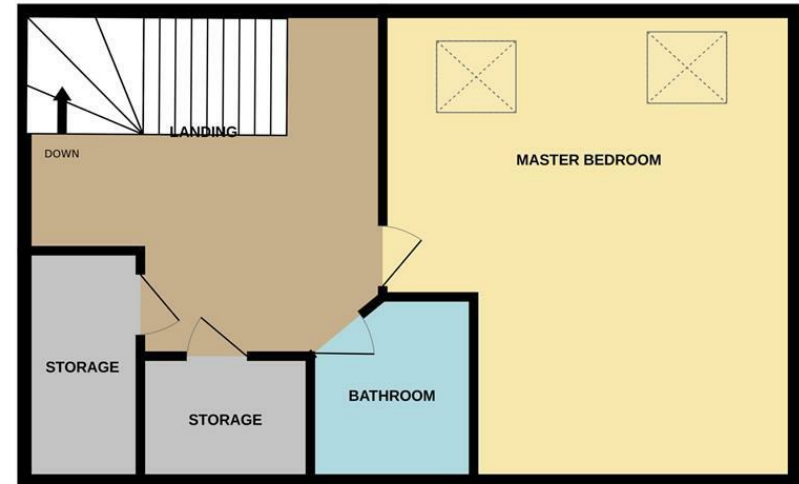




GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only  
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