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# Apt 902 The Hacienda, Whitworth Street West, Manchester, M1 5DD

\*EWS1 IN PLACE - MORTGAGE AND CASH BUYERS INVITED\*

Jordan Fishwick are pleased to offer for sale this stunning 9th floor two bedroom apartment in the iconic Hacienda building, on the corner of Whitworth Street West and Albion Street. The apartment offers spectacular views and is located close to Oxford Rd station and Deansgate Locks. The apartment has been renovated throughout to a high standard, and no expense has been spared including Moduleo flooring, stargazer stone worktops in the kitchen and surround sound speakers in all rooms to mention just a few modifications. The apartment briefly comprises of: entrance hallway, corner living room/kitchen with fitted appliances, access to the large south west facing balcony. Integrated surround sound system in all rooms. Master bedroom has built in wardrobe, balcony and en-suite shower room. Second double bedroom. Three piece bathroom suite with shower attachment. Ceiling ventilation system in place. Secure Parking included. 24 hour concierge.

## Price £323,000

### Viewing arrangements

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

#### Entrance Hallway

Moduleo flooring. Spotlights. Wall mounted electric heater.

#### Living Room/Kitchen

19'5" x 19'1"

Range of wall and base units with Silestone stargazer worktops oven. Bespoke glass splash back. Integrated fridge/freezer, dishwasher, steam over, combi microwave/oven. Induction hob with extractor over. Pantry cupboard. Moduleo flooring. Spotlights. Ceiling vents controlled via thermostats. TV and telephone point. Access to sun terrace. Surround sound speakers built in to the ceiling.

#### Bedroom One

11'5" x 10'5"

Fitted carpet. Built in wardrobes. Spotlights. Ceiling vents controlled via thermostats. Access to balcony and en-suite. Surround sound speakers built in to the ceiling.

#### En-suite

Renovated en-suite with walk in shower with rainhead shower over. Fitted vanity unit housing the W/C, sink with mixer tap and some storage. Shaver point. Underfloor heating. Spotlights. Illuminating mirror. Surround sound speakers built in to the ceiling.

## Bedroom Two

13'0" x 9'0"

Fitted carpet. Built in wardrobes. Spotlights. Ceiling vents controlled via thermostats. Surround sound speakers built in to the ceiling.

## Bathroom

Low level W.C. Bath with mixer shower over. Sink with mixer tap. Heated towel rail. Shaver point. Fitted mirror. Surround sound speakers built in to the ceiling.

## Externally

Sun terrace off the living room, balcony off master bedroom. Lifts to all floors. Underground parking space. 24 hour concierge.

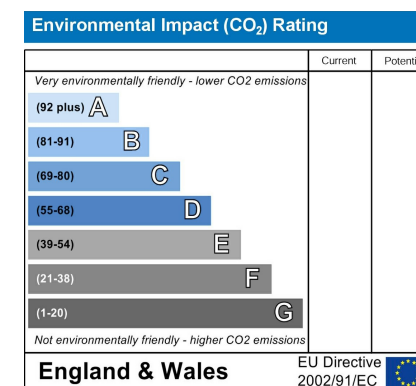
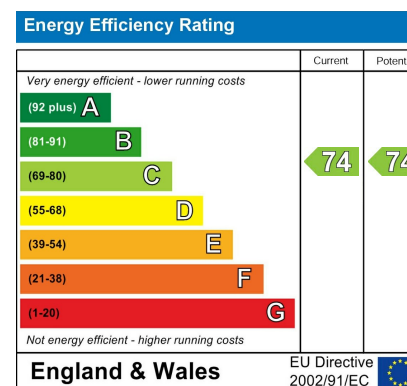
## Additional Info

Service charges - £400 per month

Ground rent - £250 per year

Lease - 125 years from 2003

Council Tax Band E





## 9TH FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only  
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