



xford Road

*jordan fishwick*

# Apt 804 W3, Whitworth Street West, Manchester, M1 5ED

\*EWS1 AVAILABLE\*

Fantastic opportunity to buy a large two bedroom DUPLEX PENTHOUSE apartment in W3. Tandem car parking spaces included. Finished with high quality fixtures and fittings, and recently updated bathroom. The apartment in brief comprises; large entrance hallway with downstairs WC. Large lounge/living space with full height windows which overlook the internal courtyard and canal. The kitchen boasts integrated appliances including large fridge, oven, microwave and dishwasher. Stairs to upper floor which leads to large master bedroom, with doors to paved balcony which offers great views and spans the length of the room. The master bedroom has a large en-suite bathroom with bath and shower, and has fitted wardrobes. The second bedroom which is very generous in size also has its own private shower room and fitted wardrobes, and door access to a separate communal terrace area. EPC Rating C. Air conditioning. Concierge on site.

## Price £365,000

### Viewing arrangements

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

#### Entrance Hall

Large walk-in cupboard with light providing useful storage space. Doors leading to:

#### Downstairs W/C

Tiled walls, wash basin with mixer tap, WC. Door leading to utility cupboard housing the water heater and having provision for a washing machine.

#### Living Room/Kitchen

20'5" x 15'0"

The kitchen area features contrasting base and wall units with worktops over. Sink with mixer tap. Hob and extractor over. Fitted cooker and microwave. Fitted fridge and freezer, and washing machine. Open with living room. Spotlights. Wall mounted heater. TV point.

#### Bedroom One

14'7" x 13'9"

Carpet. Spotlights. Wall mounted heater. Access to en-suite. Fitted wardrobes.

#### Ensuite Bathroom

Panelled bath with mixer tap, separate shower cubicle, wash basin, WC, heated towel rail, shaver point.

#### Bedroom Two

18'10" x 13'3"

Carpet. Spotlights. Wall mounted heater.

#### Ensuite Shower Room

Shower cubicle with mixer shower, wash basin, WC, heated towel rail, shaver point.

## Externally

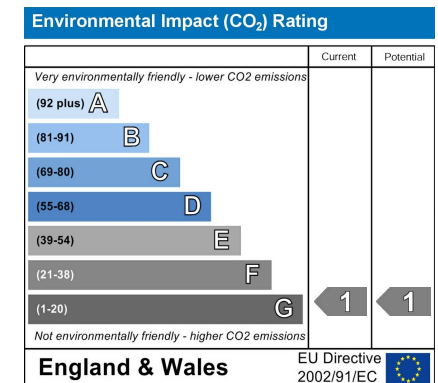
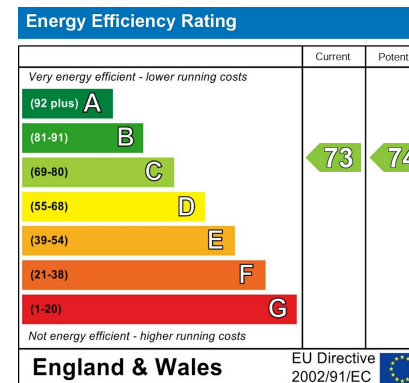
Two underground parking spaces (Tandem). Access to terraces from both bedrooms. Communal courtyard. 24 Hour concierge. Lifts to all floors.

## Additional Information

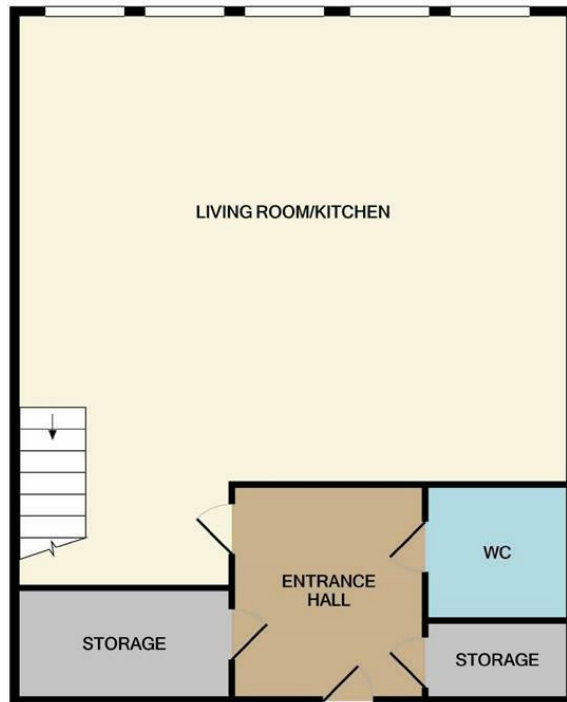
Lease - 125 years from 2003

Ground Rent - £150 per annum

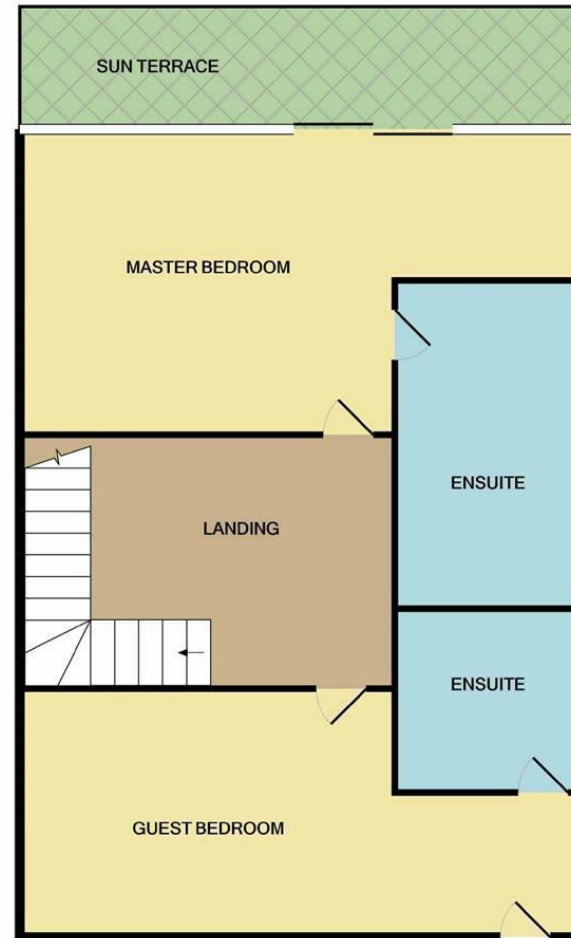
Service Charge - £5668.92 per annum







GROUND FLOOR



1ST FLOOR

Measurements are approximate. Not to scale. Illustrative purposes only  
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