



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

Fantastic opportunity to buy a large two bedroom duplex penthouse apartment in The W3 Building. Complemented with a 24 hour concierge and communal gardens ensuring the security and well being of this fantastic development. Two allocated 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, along with fully integrated kitchen perfect for entertaining. 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 large second bedroom has its own private shower room and fitted wardrobes and door access to a separate communal terrace area. NO ONWARD CHAIN. EPC states 946 sq.ft

Offers Over £300,000

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

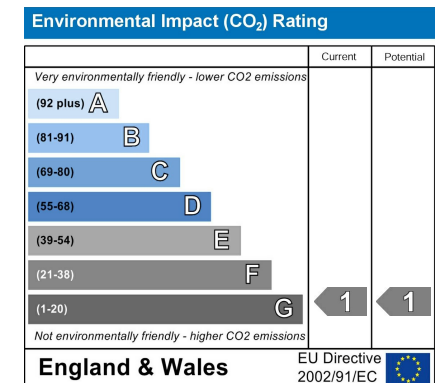
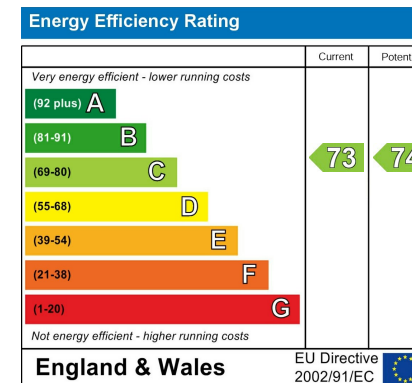
Two underground parking spaces (Tandem). Access to terraces from both bedrooms. Communal courtyard. 24 Hour concierge. Lifts to all floors.

Additional Information

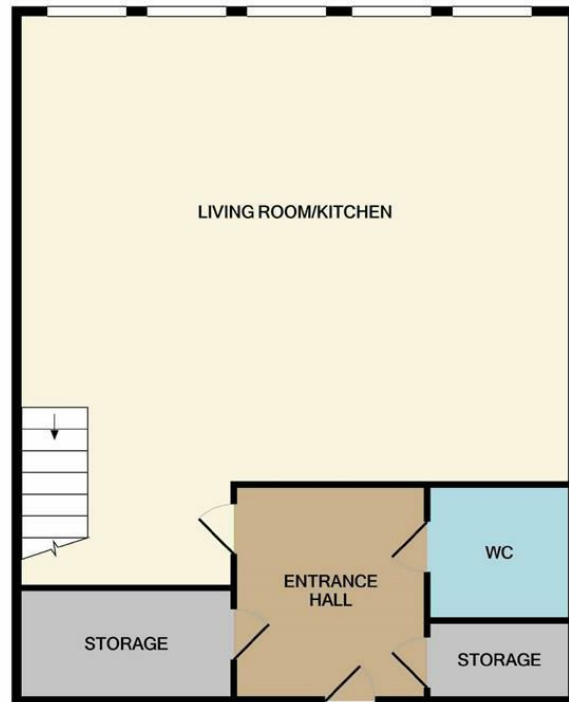
Lease - 125 years from 2003

Ground Rent - £150 per annum (fixed)

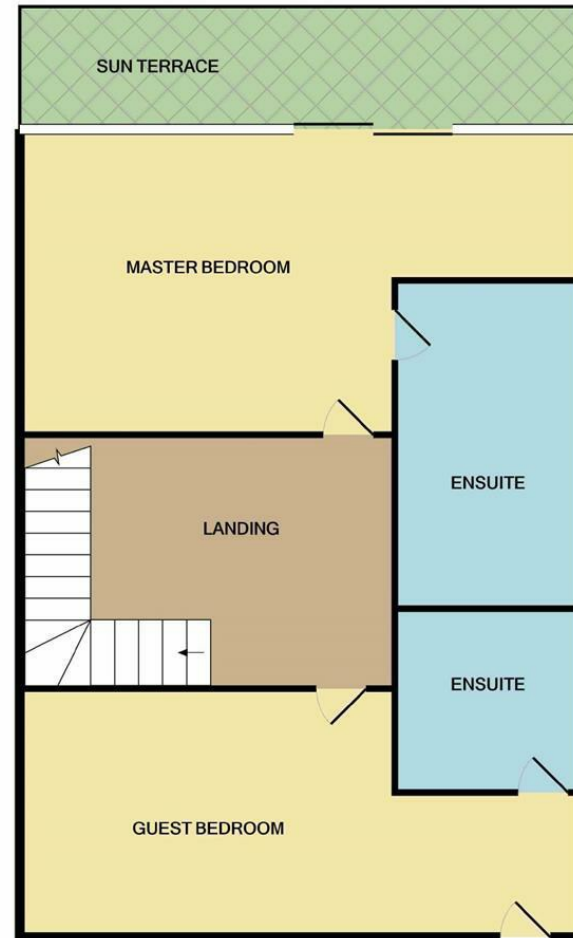
Service Charge - £5142 per annum - includes water usage and buildings insurance







GROUND FLOOR



1ST FLOOR

Measurements are approximate. Not to scale. Illustrative purposes only
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