



Flat 2/2 460 Sauchiehall Street, Glasgow G2 3JU

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Situation

The Beresford Building is one of Glasgow's most iconic Art Deco landmarks, instantly recognisable for its bold geometric design and distinctive red façade. Located on Sauchiehall Street, the Beresford Building offers immediate access to Glasgow's city centre, business districts, and vibrant West End amenities including the University of Glasgow, the Botanic Gardens and the Kelvingrove Park and Art Gallery.

Surrounding the development is an excellent range of amenities and close proximity to major destinations such as the SEC Centre, Clyde Auditorium, OVO Hydro and Nuffield Health fitness club. The 'Squinty' Arc Bridge links the north and south banks of the River Clyde at Pacific Quay a short journey away and is home to the BBC and STV headquarters. On the doorstep, Sauchiehall Street provides a lively mix of bars, restaurants, shops and supermarkets.

The property is within easy reach of main commuting links (M8, M77 & Clyde Tunnel) plus regular bus services, and nearby underground and rail links ensure excellent commuter access.







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Property Description

A well presented two bedroom second floor flat located within the iconic B - Listed Art Deco Beresford Building on the ever popular Sauchiehall Street close to numerous local amenities and transport links.

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A controlled door security system leads to an impressive grand entrance foyer with a sweeping staircase and two elevators.

Internally the complete accommodation comprises:

Welcoming reception hallway gives access to all other apartments with large storage cupboard. Bright and spacious sitting room. Open plan kitchen with a range of floor and wall mounted cabinets and coordinated worktops. Two double bedrooms (bedroom one with ensuite shower room and fitted wardrobe). The bathroom with a three piece suite completes the accommodation.

The property is further complemented with underfloor heating, double glazing, security door entry system, and lift access.

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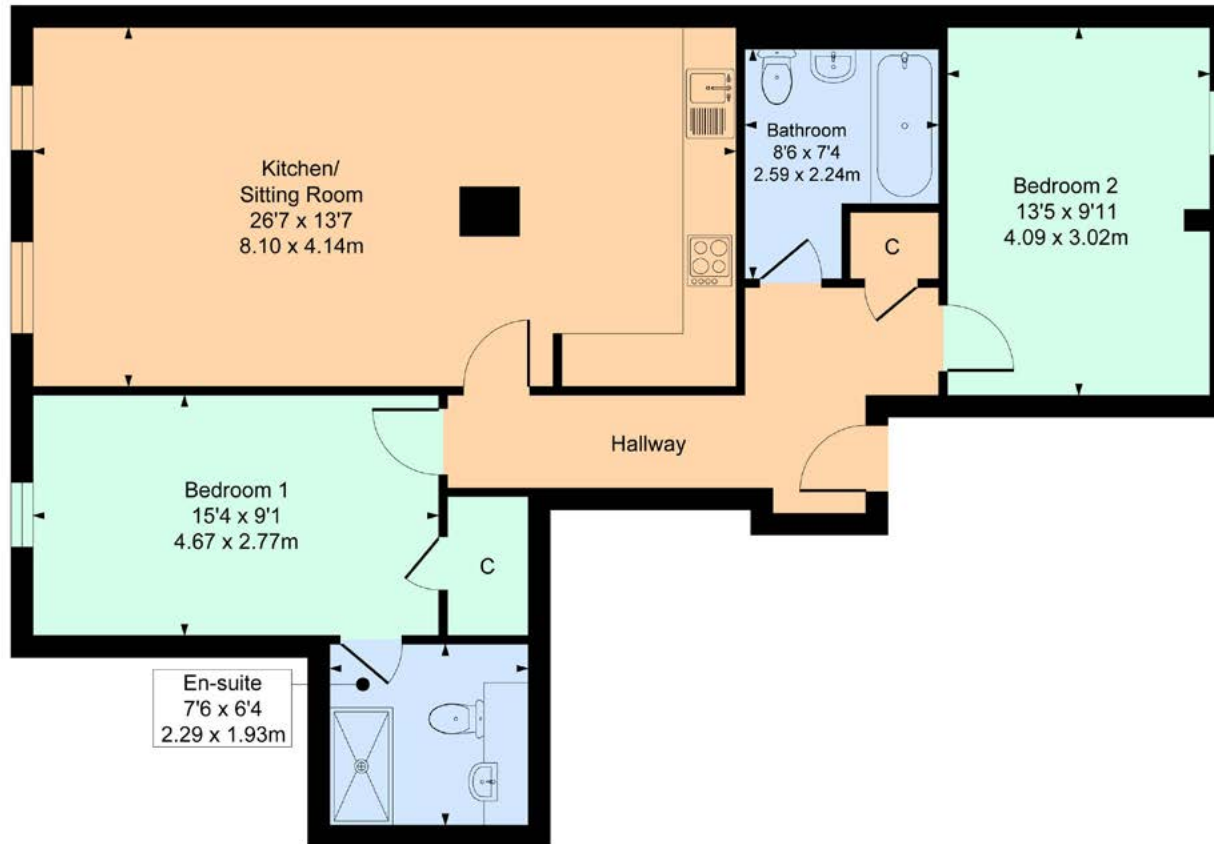






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Approximate Gross Internal Area
889 sq ft - 82.59 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY All measurements, walls, doors, windows, fitting and appliances, their sizes and locations are approximate only. They cannot be regarded as being a representation by the seller, nor their agent. We believe these details to be accurate however it is not guaranteed and they do not form any part of a contract. Fixtures and fittings are not included unless specified in the enclosed. Photographs are for general information and it must not be inferred that any item is included for sale with the property.



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Viewing

By appointment through
Nicol Estate Agents
Newton Mearns

Outgoings

Glasgow City Council
Band D

Fixtures & Fittings

Only items specifically mentioned in the sale particulars are included in the sale price.

Energy Efficiency Rating

Band C

Services

The property will be supplied by mains water, electricity and drainage.

Local Authority

Glasgow City Council
City Chambers
Glasgow
G2 1DU

Tel: 0141 287 2000

Property Reference

3486

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