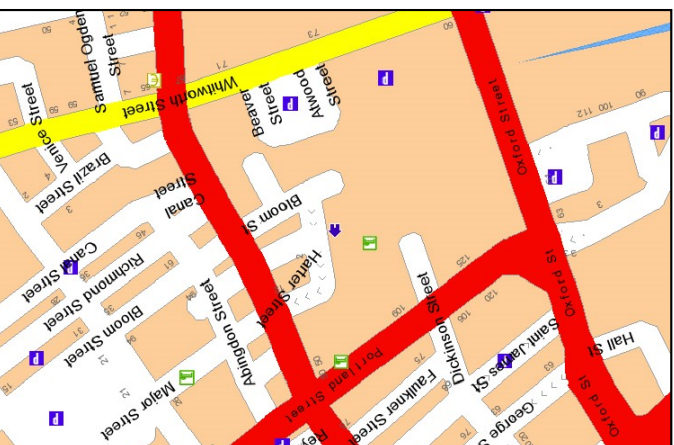


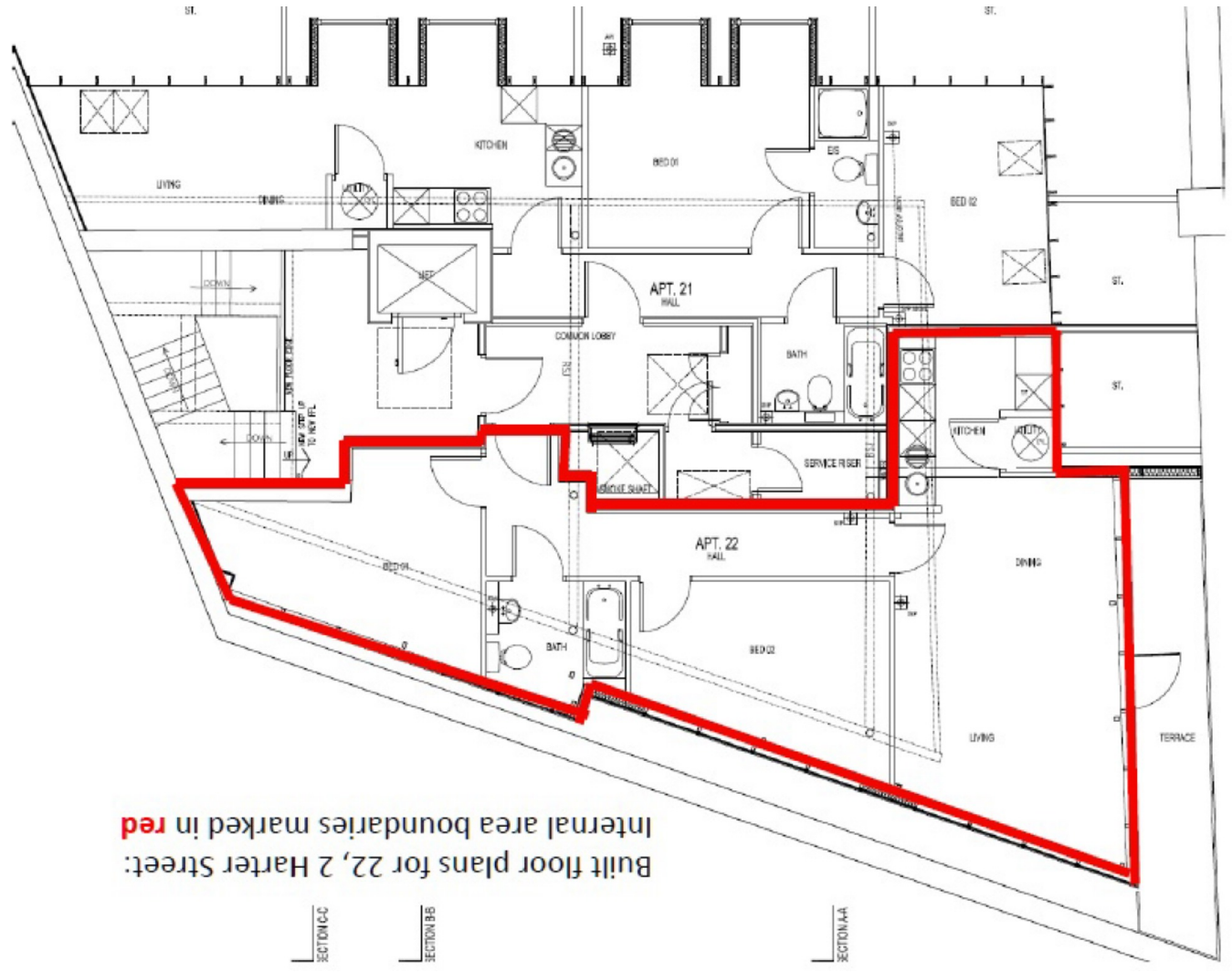
PHILIP JAMES MANCHESTER

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Email: CityCentre@philipjames.co.uk

England & Wales		England & Wales	
EU Directive 2002/91/EC	EU Directive 2002/91/EC	EU Directive 2002/91/EC	EU Directive 2002/91/EC
Very energy efficient - lower running costs	Very energy efficient - lower running costs	Very energy efficient - lower running costs	Very energy efficient - lower running costs
(92-100) A	(92-100) A	(92-100) A	(92-100) A
(81-91) B	(81-91) B	(81-91) B	(81-91) B
(69-80) C	(69-80) C	(69-80) C	(69-80) C
(55-68) D	(55-68) D	(55-68) D	(55-68) D
(39-54) E	(39-54) E	(39-54) E	(39-54) E
(21-38) F	(21-38) F	(21-38) F	(21-38) F
(1-20) G	(1-20) G	(1-20) G	(1-20) G
Not environmentally friendly - higher CO ₂ emissions	Not environmentally friendly - higher CO ₂ emissions	Not environmentally friendly - higher CO ₂ emissions	Not environmentally friendly - higher CO ₂ emissions
Current	Potential	Current	Potential
63	63	55	55



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



Built floor plans for 22, 2 Harter Street: Internal area boundaries marked in red





OFFERS IN EXCESS OF £320,000

We are delighted to be able to offer this opportunity to acquire a 2 bedroom penthouse apartment in this new conversion of a paper warehouse on Harter Street, centrally located giving access to all that the City Centre has to offer. The apartment is located to the top floor of the development, one of only 2 on the penthouse level and features entrance hallway, large open plan living space with floor to ceiling windows and a good sized south facing 120 square foot roof terrace. The kitchen is fitted with white gloss kitchen and the bathrooms are finished to a high specification. The two bedrooms are doubles and again feature floor to ceiling windows. The development has a wealth of character throughout with features retained such as exposed brick work, steel supports and stone stair cases. Harter Street is a boutique development that elegantly combines industrial design with modern British style. A rare opportunity to own a piece of Manchester's industrial heritage, while being centrally located to make the most of twenty-first century Manchester. There are only 22 1 and 2 bedroom apartments in the development. MUST VIEW

700 gross sq ft
Tax Band: E
Leasehold
Service Charge: £1500
Rental: Approx £1600pcm

*"A spectacular penthouse
apartment located in
Central Manchester"*

