



Lawrence Copeland  
town & city centre



FOR SALE

Apartment 505 Beaumont Building, 22 Mirabel Street, Manchester M3 1DY

PRICE: **OIEO £160,000**

**EWS1 Certified.** Beaumont Building is a landmark development/conversion by Crosby Homes with a fantastic location opposite the Manchester Arena and within 400m of Deansgate and Victoria Station and the vibrant retail district of Manchester City Centre. This most attractive, brightly appointed, 5<sup>th</sup> floor apartment fronts onto Great Ducie Street and is approx. 441 sq. ft. with an electric heating system, double glazing, intercom entry and the development has a communal lift. Likely to appeal to owner occupier or property investor with a rental potential of £1,050 pcm. Designed with three main criteria for modern living: luxury, security and convenience. Internal inspection highly recommended.

## ACCOMMODATION

**Ground Floor – Communal Entrance Hall** with intercom entry bell system, mailboxes, staircase atrium and communal lift to all floors.

### Communal 5<sup>th</sup> Floor landing: APARTMENT

**Entrance Hall** with front door, beech finish strip flooring, built in storage cupboard with plumbing for washing machine.

**Attractive Lounge/Dining Room (front)** measuring 15 ft 7 x 10 ft 6 (4.75m x 3.25m) with beech finish strip flooring, opening to Kitchen Area, patio door to full width **Balcony** measuring 20 ft x 3 ft 7 (6.10m x 1.08m).

**Fitted Kitchen Area** measuring 9 ft maximum x 7 ft 8 (2.75m x 2.35m) with attractive fitted units with white doors and granite effect worktops incorporating a range of wall and base cupboards, integral dishwasher, integral fridge, integral freezer, stainless steel sink unit, extractor hood, hob and underoven, ceramic tiled floor.

**One Double Bedroom (front)** measuring 11 ft 7 x 8 ft 6 (3.55m x 2.60m) with double glazed window, beech finish strip flooring.

**Luxury Bathroom/WC combined (mid)** with attractive white suite with chrome fittings comprising low level WC, wash hand basin in vanity unit with storage below, bath with overbath shower, chrome heated towel rail, ceramic tiled floor, part mosaic ceramic tiled walls, vanity plinth and mirror, extractor fan.

### Tenure

We are advised by the vendor the property is believed to be long leasehold for the residue of 125 years from 31/03/2001 (102 years remaining). Depending on the Leasehold /Freehold title any current Ground/Chief Rent, if applicable, together with current service charge details are to be confirmed by the Vendors solicitor (but are available on request from our office at any time).

### Service Charge

There is a service charge payable to the Management Company and further details are available on request from our office.

**Local Authority** is Manchester City Council  
**Council Tax Band: C**

### Directions

Travelling along Trinity Way in the direction of Cheetham Hill, on coming to the traffic light junction with Great Ducie Street, turn right into Great Ducie Street and just before coming to the viaduct, turn right into Mirabel Street where Beaumont Building can be found towards the end of the road.

**To View** please telephone our office for an appointment.

**Note:** The condition of the system and/or appliances is not known.

### Fixtures and Fittings

All fixtures and fittings mentioned in these particulars are included in the sale, all others are specifically excluded.

### Photographs

Photographs are reproduced for general information, and it must not be inferred that any item is included for sale with the property.



# ENERGY PERFORMANCE CERTIFICATE

505 Beaumont Building  
22, Mirabel Street  
MANCHESTER  
M3 1DY

Energy rating

B

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Valid until  
**10 August 2024**

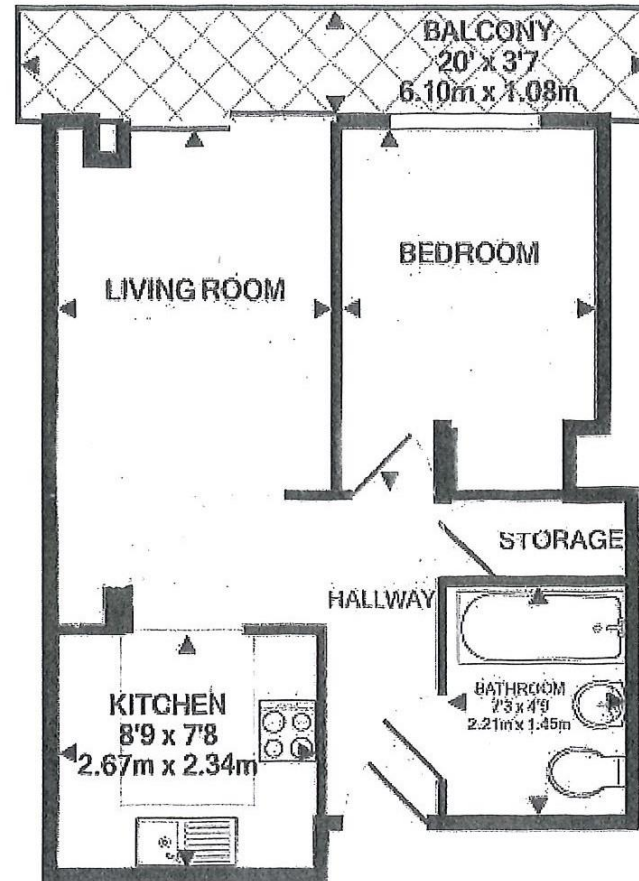
Certificate number  
**0988-7062-7238-2464-6970**

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Property type: Mid-floor flat  
Total floor area: 41 square metres

Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

# FLOOR PLAN



Please note these sales particulars are thought to be materially correct although their accuracy is not guaranteed and they do not form part of any contract.

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