



Lawrence Copeland
town & city centre



FOR SALE

Duplex Penthouse Apartment 55 Mercury Buildings, 15 Aytoun Street, Manchester M1 3BL

PRICE: **£380,000** *furniture, furnishings & freestanding appliances available by separate negotiation

Investors Only. EWS1 Certified, B1 rating. Perched on the 7th/8th floor, an outstanding duplex penthouse apartment of approximately 1,193 sq. ft. including two secure designated parking spaces. Attractive and substantial living accommodation with electric heating system, aluminium double glazing, video entry, air conditioning and communal lift. Presently let on fixed term AST until 7th December 2024 at £1,900 pcm.

ACCOMMODATION

Ground Floor – Communal Entrance Hall with video intercom entry bell system, staircase and lift to all floors, door to car park.

7th floor – Communal 7th floor landing; Duplex Penthouse Apartment

Hall with front door, beech finish strip flooring, storage heater, staircase to upper level, under-stairs store, utility cupboard with plumbing facilities.

Cloakroom/WC with white suite with chrome fittings comprising low level WC, wall basin, vanity mirror with glass topped plinth, ceramic tiled floor.

Bedroom Three (side) measuring 10 ft 10 x 8 ft 8 (3.30m x 2.65m) with aluminium double glazed window with rooftop views, eaves storage cupboards, wall heater, beech finish strip flooring.

Fabulous Lounge/Dining Room (side) measuring 17 ft 10 (5.45m) x 15 ft 11 (4.86m), an impressive room with extensive ceiling height to upper level, floor to ceiling aluminium double glazed window with French door to Balcony, eaves storage cupboards, beech finish strip flooring, three storage heaters, air conditioning unit, video intercom entry phone system and opening to fitted Kitchen.

High specification Kitchen (side) measuring 13 ft 11 (4.25m) x 8 ft 5 (2.58m) with aluminium double glazed window, ceramic tiled floor, fitted units with maple finish doors and granite effect worktops incorporating a range of wall and base cupboards, integral dishwasher, stainless steel extractor hood with stainless steel electric double oven, ceramic hob, integral fridge and freezer, one and a half bowl single drainer sink unit, under-pelmet lighting, low voltage spotlighting.

Upper level / 8th floor – Landing with built-in airing cupboard with hot water cylinder.

Bedroom One (side) measuring 15 ft 11 (4.85m) x 10 ft 6 into wardrobes (3.20m) with extensive aluminium double glazed corner/side window overlooking the living room, door to en-suite Shower Room, high specification fitted furniture with maple finish doors incorporating dressing table and two double built-in wardrobes, beech finish strip flooring, wall heater.

Ensuite Shower Room/WC combined (side) with aluminium double glazed window, white suite with chrome fittings comprising low level WC, wash hand basin, glazed shower door to double shower cubicle with shower, vanity mirror and plinth, heated towel rail, ceramic tiled floor.

Bedroom Two (side) measuring 17 ft 3 (5.27m) x 9 ft 10 (3.0m) with extensive ceiling height void, aluminium double glazed window with deep display window sill, beech finish strip flooring, built-in fitted furniture with maple finish doors incorporating two double built-in wardrobes.

Luxury Master Bathroom/WC combined (mid) with high specification white suite with chrome fittings comprising low level WC, wall basin, bath with over-bath shower and rail, vanity mirror and plinth, ceramic tiled floor, part-tiled walls, heated towel rail, low voltage spotlighting, shaver point.

Outside

There is a secure basement carpark with electronically operated gate and there are two designated parking spaces with this particular apartment.

Tenure

We are advised by the vendor the property is believed to be long leasehold for the residue of 125 years from 5th Sept 2003 (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: F

Directions

Travelling along Deansgate from South Manchester, turn right into Whitworth Street West. Proceed along Whitworth Street West, crossing over the traffic lights onto a further continuation of Whitworth Street West and on reaching the Palace Theatre junction, proceed straight across the lights into Whitworth Street. Continue for approximately a quarter of a mile, turning left into Aytoun Street. Proceed along Aytoun Street, turning right into Chatham Street where Mercury Buildings can be found on the corner on the right hand side.

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.

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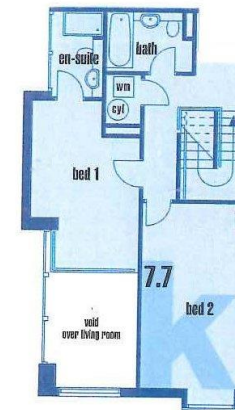
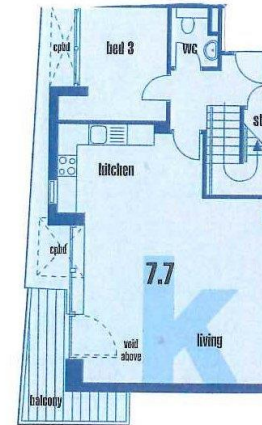
ENERGY PERFORMANCE CERTIFICATE

Apartment 55 Mercury Building 15 Aytoun Street MANCHESTER M1 3BL		Energy rating C
Valid until 8 October 2032	Certificate number 9010-2573-0300-2902-5765	

Property type	Top-floor flat
Total floor area	120 square metres

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	69 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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