



Lawrence Copeland
town & city centre



FOR SALE

Apartment B9-3 Great Northern Tower, 1 Watson Street M3 4EH

PRICE: **£310,000** *furniture & furnishings available by separate negotiation

Landmark development located just off Deansgate, adjacent to the Great Northern Square and including one secure designated parking space, this extensive, purpose built, luxury 9th floor apartment of approximately 818 sq ft with views overlooking Deansgate, the Manchester skyline and west beyond. The accommodation is bright and airy and has an electric heating system, aluminium double glazing, video entry, communal lifts and concierge. The property is presently let on a 12 month AST until 4th January 2025 at £1,600 pcm.

ACCOMMODATION

Ground Floor Grand Communal Reception Entrance Hall with concierge, staircase and communal lifts to all floors.

Communal 9th Floor: Apartment.

Reception Entrance Hall with front door, attractive laminate flooring. Utility Cupboard with plumbing facilities.

Superb Lounge/Dining Room/Kitchen (side) measuring 22 ft 2 x 17 ft 2 (6.76m x 5.23m) with attractive laminate flooring and patio door to integrated **Terrace/Balcony** with panoramic views.

High specification Kitchen Area with attractive fitted units with cream doors and slate effect worktops incorporating a range of wall and base cupboards, under pelmet lighting, extractor hood, ceramic hob, electric under oven, integral fridge and freezer, integral dishwasher, one and a half bowl single drainer stainless steel sink unit, feature splashback.

Bedroom One (side) measuring 11 ft 8 x 10 ft 9 (3.56m x 3.28m) with laminate flooring, feature double glazed window, built in clothes hanging unit and door to **Luxury Ensuite Shower Room/WC combined** with high specification white suite with chrome fittings comprising low level WC, wash hand basin basin, vanity plinth with mirror, chrome ladder radiator, double shower cubicle with glazed door, ceramic tiled floor and part tiled walls.

Bedroom Two (side) measuring 10 ft 11 x 10 ft 10 (3.33m x 3.30m) with integrated clothes hanging unit, feature double glazed window and attractive laminate flooring.

Luxury Master Bathroom/WC combined with high specification white suite with chrome fittings comprising low level WC, wash hand basin, vanity plinth with mirror, bath with glazed shower screen and over bath shower, chrome ladder radiator, ceramic tiled floor and part tiled walls.

Secure underground car park with designated parking space.

Note: mortgage buyers welcome, we have been advised that Taylor Wimpey, the original developers, have committed to funding the fire safety improvement works that are required to bring the development to a mortgageable B1 EWS1 rating.

Tenure

We are advised by the vendor the property is believed to be long leasehold for the residue of 150 years from 31st December 2003 (129 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: E

Directions

Travelling along Deansgate in the direction of South Manchester on coming to the traffic light junction with Peter Street, turn left into Peter Street where Great Northern Tower can be found 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.

I1124





ENERGY PERFORMANCE CERTIFICATE

Flat B 9-3
1 Watson Street
MANCHESTER
M3 4EH

Energy rating
C

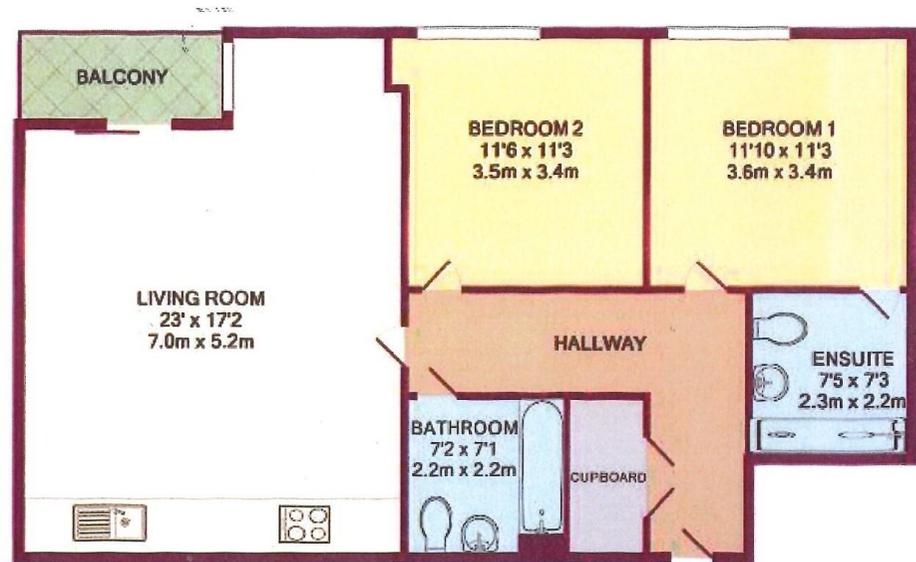
Valid until
7 December 2033

Certificate number
2061-6382-4070-0092-8705

Property type: Mid-floor flat
Total floor area: 74 square metres

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	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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