

Lawrence Copeland
town & city centre



FOR SALE

Apartment A2001 Oxygen Tower, 50 Store Street, Northern Quarter M1 2FT

PRICE: **£350,000** * furniture, furnishings & freestanding appliances available by separate negotiation

EWS1 Certified. "20 Floors Up, Amazing Panoramic Views, 20 Floors Down, beautiful Residents Swimming Pool, Gymnasium, Cinema Room, Dining Room, Workspace/Lounge with WiFi, Parcel Drop Off, 24 hour Concierge, Just Superb!" Fabulous 20th floor, luxury, executive apartment of approx. 688 sq. ft. with a high specification interior, an EPC rating B, electric heating system, double glazing, communal lifts. Presently let at £1,700 pcm (furnished). Gross yield approx. 5.82%.

Oxygen Tower is located in the Northern/Ancoats Quarter of the City Centre and is the most prestigious development of its type within the area, located within 400m of Piccadilly Station and the vibrant Northern Quarter and the central retail district of the City Centre. Beautifully presented with fantastic amenities.

ACCOMMODATION

Ground Floor: Grand Communal Reception Entrance Hall with Concierge, Residents Work Lounge Area, communal lifts and stairs to all floors.

Communal 20th Floor Landing: Apartment.

Impressive Lounge/Dining Room/Kitchen (front) measuring 23 ft 7 (7.19m) x 11 ft 6 (3.51m) with stunning views towards North Manchester along Great Ancoats Street and the panoramic skyline beyond, panoramic double glazed window and **Juliet Balcony**, light oak laminate flooring, two wall heaters.

High specification Kitchen Area with fitted units with contemporary grey doors and granite effect worktops incorporating a range of wall and base cupboards, integral fridge/freezer, extractor hood, ceramic hob with electric under oven, integral dishwasher, single drainer stainless steel sink unit.

Walk in Utility Cupboard with space and plumbing for washing machine, hot water cylinder, air circulator unit.

Master Bedroom One measuring 12 ft 10 (3.91m) x 9 ft (2.74m) with panoramic double glazed window to the front and side, contemporary grey carpet and door to Ensuite Shower Room.

Luxurious Ensuite Shower Room/WC combined with high specification white Vitra suite with chrome fittings comprising low level WC with housed cistern, wall basin, glazed shower door to double shower cubicle with rain shower and flexible hose, vanity plinth with granite top and mirror, ceramic tiled floor, part tiled walls, ladder radiator.

Bedroom Two (front) measuring 11 ft 11 (3.63m) x 9 ft 4 (2.84m) with panoramic double glazed window, wall heater, contemporary grey carpet and door to Ensuite Master Bathroom/WC combined with Jack and Jill door.

Ensuite Master Bathroom/WC combined with Jack and Jill door to Bedroom Two and also to main living area, high specification white Vitra suite with chrome fittings comprising low level WC, wall basin, bath with glazed shower screen and over bath rain shower, part tiled walls, ceramic tiled floor, chrome ladder radiator, vanity plinth with granite top and mirror.

Tenure

We are advised by the vendor the property is believed to be long leasehold for the residue of 250 years from 14th October 2021 (247 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: D

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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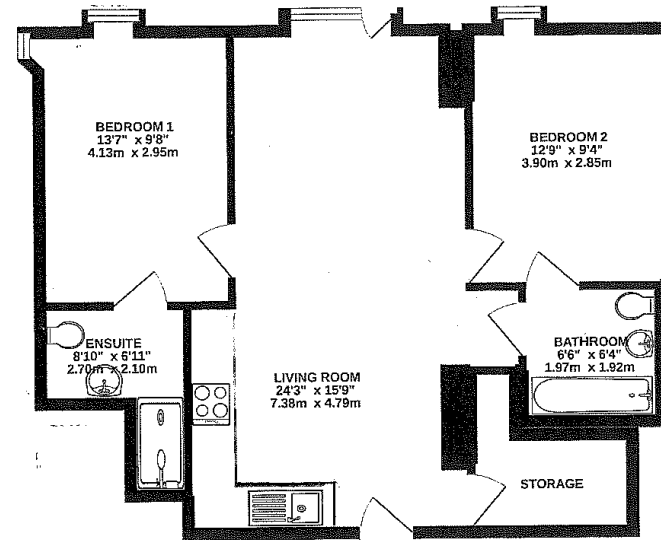
ENERGY PERFORMANCE CERTIFICATE

Flat A2001 Oxygen Tower 50 Store Street Manchester M1 2FT	Energy rating <h1 style="font-size: 2em; margin: 0;">B</h1>
Valid until 23 September 2031	Certificate number 2344-3002-7301-2689-7200

Property type: Mid-floor flat
 Total floor area: 64 square metres

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