

Lawrence Copeland
town & city centre



FOR SALE

Apartment 524 W3, 51 Whitworth Street West, Manchester M1 5EB

PRICE: **£269,000** *furniture, furnishings and freestanding appliances available by separate negotiation

EWS1 Certified, B1 rating. W3 is an exclusive development of apartments built in a prominent position on the corner of Oxford Street and Whitworth Street West to a high specification. This apartment occupies a sought after position on the 5th floor overlooking the Palace Theatre to the front and has an electric storage heating system, aluminium double glazing and video entry. Secure basement car park with designated parking space. The development has communal lifts, a concierge and an elaborate rear courtyard landscaped garden overlooking the Rochdale Canal. Likely to appeal to owner occupier or property investor with a rental potential of £1,500 pcm (furnished).

ACCOMMODATION

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

Communal Fifth Floor Landing – Apartment

Hall with front door, beech finish strip flooring, low voltage spotlighting, Utility Cupboard with plumbing facilities and hot water cylinder.

Lounge/Dining Room (front) measuring 20 ft 10 (6.35m) x 12 ft 4 (3.76m) with aluminium double glazed window overlooking Oxford Street and the Palace Theatre, French door to Balcony, beech finish strip flooring, three wall light points, two storage heaters, video intercom entry phone system, opening to the Kitchen area.

Kitchen area (mid) measuring 12 ft (3.66m) x 8 ft 3 (2.51m) with ceramic tiled floor, attractive fitted units with stainless steel finish doors and granite effect worktops incorporating a range of wall and base cupboards, circular single drainer stainless steel sink unit, integral dishwasher, recess for fridge/freezer, stainless steel electric split level oven with mirrored doors, stainless steel extractor hood, electric hob, low voltage spotlighting, ceramic tiled splashbacks, divider to Lounge area.

Bedroom One (front) measuring 17 ft 5 including dressing area (5.31m) x 9 ft 2 (2.79m) with aluminium double glazed window overlooking Oxford Street, electric wall heater, two wall light points, opening to Dressing Area, door to Hall, door to Ensuite Shower Room/WC combined. Dressing area includes built in double wardrobe, wall light point.

Ensuite Shower Room/WC combined with high specification white suite with chrome fittings comprising low level WC, wash hand basin in vanity unit, glazed shower door to glazed shower cubicle with shower, low voltage spotlighting, extractor fan, vanity mirror with shaver point, heated towel rail, ceramic tiled floor.

Bedroom Two (front) measuring 18 ft 8 into wardrobes (4.17m) x 8 ft 8 (2.64m) with aluminium double glazed window overlooking Oxford Street, electric wall heater, built in beech finish wardrobes.

Luxury Master Bathroom/WC combined (mid) with high quality white suite with chrome fittings comprising low level WC, wash hand basin in vanity unit with cupboard below, bath with glazed shower screen and over bath shower, vanity mirror, heated towel rail, low voltage spotlighting, shaver point, ceramic tiled floor, part ceramic tiled walls.

Outside

There is a splendid communal landscaped courtyard garden with hard and soft landscaping and decking overlooking the Rochdale Canal to the rear of the development which can be access from the first floor. **There is a secure basement car park with access from Whitworth Street West with a designated parking space 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 1st January 2002 (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: E

Directions

Travelling along Deansgate in the direction of South Manchester, just before coming to the Bridgewater Viaduct, turn left into Whitworth Street West. Proceed through the first set of traffic lights onto a further continuation of Whitworth Street West and W3 can be found in prominent position on the left hand side, opposite the Palace Theatre and Oxford Street/Whitworth Street West junction.

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 524
51 WHITWORTH STREET WEST
MANCHESTER
M1 5EB

Energy rating
C

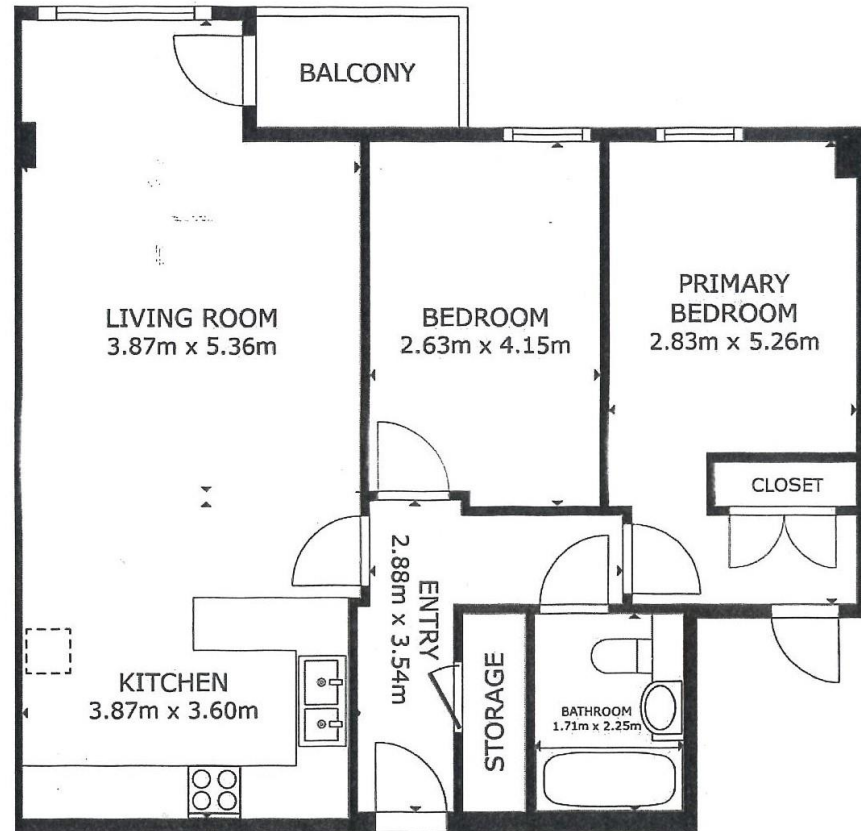
Valid until
20 April 2031

Certificate number
2507-9379-9002-1794-0902

Property type: Mid-floor flat
Total floor area: 70 square metres

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 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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