



**Lawrence Copeland**  
town & city centre



FOR SALE

Apartment 2405, One Regent Road, Manchester M3 4BE

PRICE: **£275,000** \*furniture & furnishings available by separate negotiation

**EWS1 Certified.** Perched at sub penthouse level on the 24<sup>th</sup> floor of landmark development One Regent Road by Renaker, an impressive, luxury, high specification apartment of approximately 624 sq ft with electric heating system, double glazing, 24 hour concierge, cycle store, communal roof terrace, communal lifts, stunning panoramic views and including one secure designated parking space. Likely to appeal to owner occupiers or property investors with a rental potential of approximately £1,400 pcm. Great location within half a mile of the City Centre, adjacent to Castlefield and across the road from the Regent Park Retail Park with Sainsburys, Boots and lots of other amenities. Salford Quays is located within a quarter of a mile. Impressive development with amazing panoramic views from the 24<sup>th</sup> floor overlooking the River Irwell and the City Centre skyline.

## ACCOMMODATION

**Ground Floor: Grand Communal Reception Entrance Hall** with 24 hour concierge, staircase and communal lifts to all floors.

**Communal 24<sup>th</sup> floor landing: Apartment.**

**Hallway** with front door, oak finish laminate flooring. Utility store with plumbing facilities and hot water cylinder.

**Lounge/Dining Room/Kitchen (rear)** measuring 17 ft 9 x 16 ft 6 (5.41m x 5.03m) with oak finish laminate flooring, two wall heaters, double glazed patio door to **Integrated Balcony**.

**High specification Kitchen Area** with fitted units with contemporary grey doors and slate effect worktops and splashbacks, under pelmet lighting, one and a half bowl single drainer sink unit with stainless steel flexible hose, integral dishwasher, integral fridge/freezer, extractor hood, ceramic hob with electric under oven.

**Integrated Balcony** with fantastic panoramic views overlooking the River Irwell, City Centre skyline and beyond.

**Bedroom One (rear)** measuring 14 ft 5 x 9 ft 9 plus door recess (4.39m x 2.97m) with double glazed window, wall heater, oak finish laminate flooring, door to Ensuite Shower Room.

**Luxury Ensuite Shower Room/WC combined** with high specification white suite with chrome fittings comprising low level WC, wall basin, glazed shower door to double shower cubicle with rain shower head and flexible shower hose, chrome ladder radiator, vanity mirror and plinth, ceramic tiled floor and walls.

**Bedroom Two (rear)** measuring 10 ft 8 x 10 ft 5 into recess (3.25m x 3.18m) with double glazed window, wall heater, oak finish laminate flooring.

**Luxury Master Bathroom/WC combined (mid)** with high specification white suite with chrome fittings comprising low level WC, wall basin, bath with glazed shower screen and over bath shower with rain shower head and flexible hose, mirror, vanity plinth, chrome heated towel rail, ceramic tiled walls and floor.

**There is a secure basement car park with designated parking space.**

## Tenure

We are advised by the vendor the property is believed to be long leasehold for the residue of 250 years from 1<sup>st</sup> January 2017 (242 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 from our office at Exchange Quay, turn right onto Trafford Road and turn right onto Ordsall Lane, proceeding for its full length and turn right at the traffic light junction at Regent Road and at the next set of traffic lights, turn right into Water Street where One Regent can be found on the right hand side on the corner of Water Street.

**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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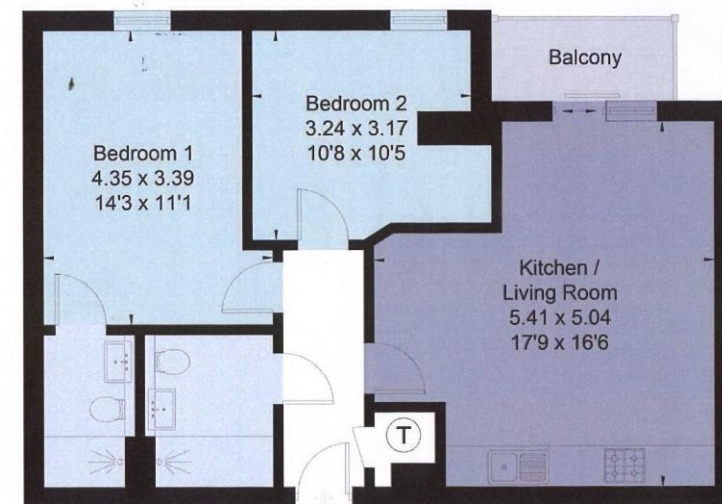


## ENERGY PERFORMANCE CERTIFICATE

Flat 2405 1, Regent Road MANCHESTER M3 4BE		Energy rating <b>B</b>
Valid until <b>6 July 2027</b>	Certificate number <b>0138-6078-7383-5123-7904</b>	
Property type	Mid-floor flat	
Total floor area	58 square metres	

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 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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