

# *Callaghans*

Independent Estate Agents, Surveyors, Valuers and Mortgage Brokers

## **Apartment 22 Northpoint House, 5, Manchester, M4 1BB**



**£1,600 pcm**

**Furnished Penthouse Apartment**

**Open plan Lounge**

**Rooftop Terrace**

**Two Double Bedrooms**

**Central Northern Quarter**

**Secure Access**

**Deposit 1846.15**

**Council Band B**

Callaghans Estate Agents

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The Northern Quarter of Central Manchester is renowned for its vibrant cultural scene and historic charm, making it an ideal location for those seeking a dynamic urban lifestyle. This penthouse apartment not only offers convenience with its proximity to train stations and the cultural heart of the city but also provides a stylish living experience. An enticing entrance hallway that leads to an expansive open-plan living room, complete with a modern kitchen and dining area, perfect for entertaining guests or enjoying a quiet evening at home. The two double bedrooms offer ample space for relaxation, and the fully-tiled bathroom adds a touch of elegance. The crowning feature is the full-length wrap-around balcony, offering views of Manchester's skyline, a perfect backdrop for morning coffees or sunset gatherings. Living in such an apartment combines the best of Manchester's rich history and its contemporary pulse.

**Lounge** 13' 6" x 15' 10" (4.12m x 4.83m)

**Kitchen** 9' 9" x 5' 4" (2.98m x 1.63m)

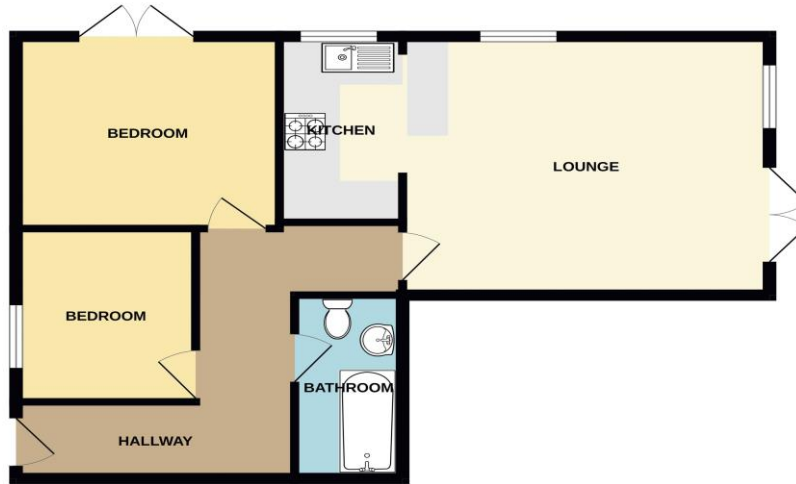
**Bathroom** 4' 8" x 9' 7" (1.43m x 2.91m)

**Bedroom One** 11' 4" x 10' 1" (3.46m x 3.08m)

**Bedroom Two** 7' 7" x 9' 0" (2.31m x 2.74m)

**Balcony**

GROUND FLOOR  
603 sq.ft. (56.0 sq.m.) approx.



TOTAL FLOOR AREA: 603 sq.ft. (56.0 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their quality or efficiency can be given.  
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