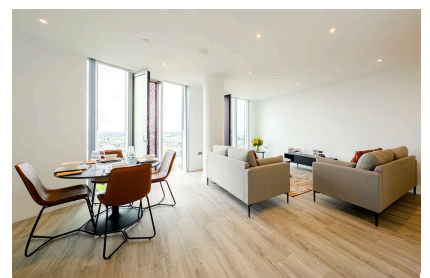
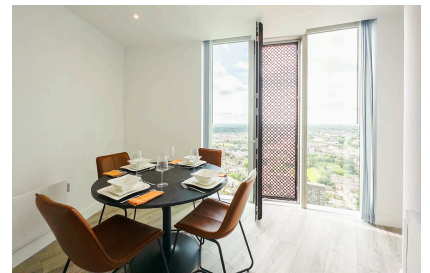




Three60, Manchester City Centre

£3,000 pcm



Features

- New Luxury 47th Floor Apartment
- Spectacular Views
- 3 Double Bedrooms & 2 Bathrooms
- Undercroft Secure PARKING SPACE
- Bespoke Kitchen with Ice white Slab Tec work tops
- Fitted Mirrored Wardrobes
- Amazing Resident Facilities
- 24 Hour Concierge
- State of the art Gym, Yoga & Peloton Spin Studios
- Private Dining, Meeting Rooms & Co-workspace
- Residents Garden Terrace
- New Jackson Skyscraper Neighbourhood
- Close to Deansgate Tram & Train Station
- Furnished Accommodation

Full Description

An absolutely stunning 47th floor three-bedroom, two-bathroom luxury furnished apartment with secure parking, situated within the magnificent cylindrical tower known as Three60 in the New Jacksons Skyscraper neighbourhood.

THE VIEWS ACROSS THE CITY SKYLINE FROM THE LIVING ROOM AND

ALL THREE BEDROOMS OF THIS APARTMENT ARE ABSOLUTELY STUNNING, MAKING THIS UPPER FLOOR APARTMENT EXTREMELY DESIRABLE!!!

ACCOMMODATION:

You access the Three60 apartment building from a landscaped courtyard, entering through revolving doors into an impressive '5 star' lobby.

The apartment is on the 47th floor with four lifts providing access to level 47 where there are a total of only seven apartments. On entry through the apartment door, there is an entrance hallway with laminate wood flooring and useful storage cupboards housing the washing machine, water cylinder and a Vent Axia mechanical air ventilation system.

The open plan living is enhanced by a floor to ceiling, multiwindowed curved wall providing an abundance of natural light and fresh air ventilation through mesh doors. The room is naturally zoned with lounge seating, dining and kitchen areas. The kitchen is extensively fitted with a bespoke kitchen with concrete grey units, ice white work tops and integrated appliances.

There are three double bedrooms, all with a floor to ceiling, multiwindowed curved wall and fresh air ventilation mesh doors. Bedroom one is the larger room, with a Kingsized bed and a fully tiled ensuite shower room. All bedrooms have floor to ceiling fitted wardrobes with sliding mirror doors and freestanding drawer units for additional storage.

The main bathroom is fully tiled, fitted with a contemporary designed three-piece suite with a shower over a steel bath.

PARKING:

This apartment is provided with an allocated parking bay in a basement level private residents' car park. The car park is accessed along a barrier controlled, private road and for additional security, the actual car park is gated with CCTV protection. Direct pedestrian access is provided by a lift to and from the entrance lobby.

RESIDENTS' COMMUNAL SERVICES:

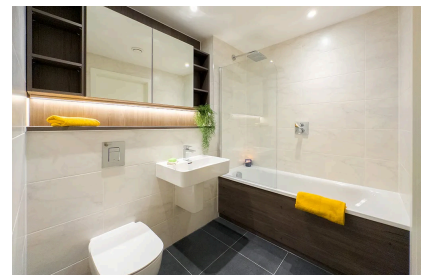
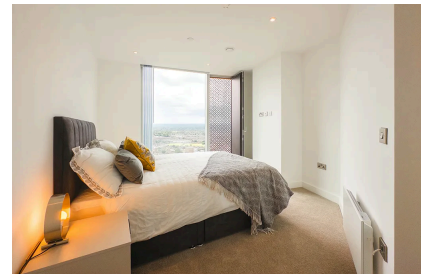
Three60 is yet another exceptional development by Renaker, one of Manchester's leading developers, complimenting the very popular New Jackson Skyscraper neighbourhood. Numerous communal lifestyle services are offered and provided to enhance your in this beautiful apartment.

'Just look at the services available!' - There is a 24-hour concierge desk managing the building and secure access to the communal areas where there are a plethora of residents' facilities and amenities, including: co-working rooms, a spacious plush residents' lounge leading onto an elevated paved and lawn garden terrace with outside seating, multi-use suites for meetings, functions or private dining occasions, a state of the art Gymnasium, Peloton Spin studio, exercise areas, a Yoga studio.

SPECIFICATION:

This is a 'high-spec' city life apartment.

KITCHEN: Bespoke kitchen cabinets finished in concrete grey with aluminium splashbacks, Ice white solid Slab Tec work top surface with moulded ice white sink unit, integrated Zanussi appliances including: Zanussi single oven, cooker hob, canopy extractor hood, microwave, fridge/freezer and dishwasher.



LIVING ROOM: Furniture includes, two sofas, coffee table, TV stand and 6-seater dining table and chairs.

BATHROOMS: Both with wall mounted WC with concealed system and soft close seats, wall mounted wash handbasin, steel bath in main bathroom, Hansgrohe Rainhead shower, glazed shower screen, fully tiled walls, storage units with mirrored doors, shelving, LED lighting and shaver sockets.

BEDROOMS: Fitted floor to ceiling mirror wardrobes to ALL bedrooms. Bedroom furniture includes: Kingsize or Double bed, side tables and drawer unit.

DÉCOR: Neutral white satin finished decoration. Satin stainless iron finish door furniture, Satin Stainless sockets and switches throughout.

FLOORING: Laminate wood flooring to the hallway, living room and kitchen. Tiled bathroom floors. Carpeting in the bedrooms.

WINDOWS: Floor to ceiling triple or double-glazed windows. Vertical window blinds.

VENTILATION: Fresh air ventilation mesh doors to each room. Additional mechanical air ventilation system.

HEATING: Slim-line electric panel heaters with central timer in hallway. Heaters can be switched on and off remotely. Chrome ladder towel rail in bathroom and ensuite.

ELECTRICAL & DIGITAL: LED ceiling downlights throughout the apartment, provision for BT, Sky Q and Virgin Media in living areas and bedrooms and all other providers via Wi-Fi. Hyperoptic Broadband, USB-c charging points in living room and bedrooms, TV and media outlet points in living room and all bedrooms

LOCATION:

Situated in the New Jacksons Skyscraper district, in the heart of Manchester city centre, this apartment is in the perfect location to avail of the amenities provided within the immediate neighbourhood and the many desirable shops, bars and restaurants nearby.

Three60 is positioned to the side of the inner ring road, making for easy access out of the south and west side of city centre and onto the motorway network. Deansgate train and tram station is approximately, two-minute walking distance.

REFERENCING:

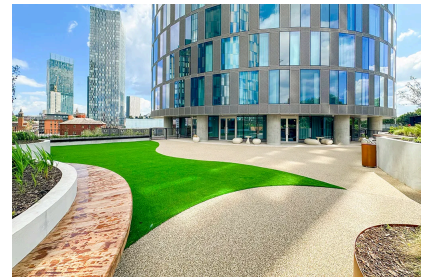
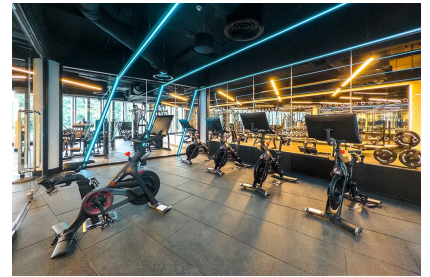
To pass professional tenancy referencing, a single or combined annual private income is required to be in the region of £90,000.

Where a Guarantor is required, a suitable UK Guarantor will be required with an income in the region of £110,000 pa.

Other reference terms and conditions may apply.

ENERGY PERFORMANCE CERTIFICATE:

The EPC band is currently B



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		

COUNCIL TAX BAND:

Band: Estimated E or F - TBC

PROPERTY CONSTRUCTION:

Steel and concrete constructed 48 story tower building.

ROOM SCHEDULE & MEASUREMENTS:

Please refer to the Floor Plan for details.

GIA: 112 m2

UTILITIES:

Payment Responsibility: Tenant

Electricity Supply: Mains Grid

Water Supply: Mains

Sewage: Mains

Heating: Electric

Broadband Type: Standard Yes / Superfast No / Ultrafast Fibre Yes

Broadband Download MBPS: Std: 14 / SF: 0 / UFF: 1000

Broadband Upload MBPS: Std: 1 / SF: 0 / UFF: 240

Mobile Signal: Voice – Yes / Data Yes

Note: The broadband information has been taken from the neighbouring property as Ofcom do not yet recognise the new post code for this property.

Reference Checker: www.checker.ofcom.org.uk

RESTRICTIONS:

Maximum number of residents/occupants: Family of up to six or two sharing tenants only.

ACCESSIBILITY:

Accessibility benefits include: Lift / Lateral Living / Ramp Access / Suitable for Wheel chair

FLOOD RISK:

Flooded in last 5 years: No

Flood Source: N/A

Flood Defences: No

TENANCY OFFER:

Unless otherwise stated, the property will be offered with a fixed term, 12 month assured short-hold tenancy agreement.

TENANT FEES & COSTS:

The rent asked does not include certain Fees & Costs. The following charges may apply depending on the property you select and your circumstances.

They include:

- Full Tenancy Deposit: A refundable custodial Tenancy Deposit capped at no more than five weeks' rent: £ POA.
- Tenancy Deposit Bond Premium (Optional): One off payment equal to one weeks rent: £ POA.
- Changes to Tenancy: A payment to change the tenancy when requested by the Tenant and ONLY if agreed by the Landlord, capped at: £ 50.00 or reasonable written costs incurred if higher.
- Early Termination Charge: Payments associated with early termination of the tenancy, when requested by the tenant and ONLY if agreed by the Landlord, equal to the loss of rent from the void period: £ By Calculation.
- Late Rent Payment: For late payment of rent, a charge equal to 3% above the Bank of England base rate in interest on the late payment of rent from

the date the payment is missed until paid, will be charged: £ By Calculation.

- Loss of Keys & Access Fobs: For the loss of Keys, Access Fobs or similar Security Devices, a reasonable written evidence-based cost will be charged: £ At Cost.

- Household Payments: There will be contractual clauses within the Tenancy Agreement for the Tenant to be responsible and liable for the payments of all Utilities charges; Communication Services; TV Licence and Council Tax, to appropriate third parties for the duration of the contractual Tenancy term: £ At Cost.

RIGHT TO RENT:

- Right to Rent - O'Connor Bowden will arrange Right to Rent in the UK checks, which will be completed via our referencing agency before a tenancy can be offered or granted.

- All applicant tenants or occupiers at the age of 18 or over, must provide original relevant identification documents providing proof of identification and proof of residency at the point of submitting an application to rent.

VIEWING ARRANGEMENTS:

Viewing is strictly by appointment. Please give us a call to arrange a viewing.

WEBSITE REFERENCE:

Number 20285

Contact Us

O'Connor Bowden | Lettings, Management & Sales - Manchester and Cheshire

Bank Chambers, 1 Compstall Road, Romiley, Stockport, SK6 4BT

T: 0161 808 0010

E: info@oconnorbowden.uk

SERVICES:

O'Connor Bowden has not checked any mains or private utility services at this property, neither have we received confirmation or sought confirmation from the statutory bodies of the presence of these services and their function. O'Connor Bowden cannot confirm services are in working order. O'Connor Bowden has not checked any of the appliances, electrical, heating or plumbing systems at this property. All prospective purchasers should satisfy themselves on this point prior to entering into a contract and we recommend and advise any prospective purchaser to obtain advice and verification from their solicitor and / or surveyor on all

DISCLAIMER:

THE PROPERTY MISDESCRIPTIONS ACT 1991: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT

included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.

All measurements are approximate.

MISREPRESENTATION ACT 1967: The property details have been produced in good faith, are set out as a general guide and do not constitute the whole or part of any contract. All liability, in negligence or otherwise, arising from the use of the details is hereby excluded