



Elizabeth Tower, Manchester City Centre

£3,500 pcm



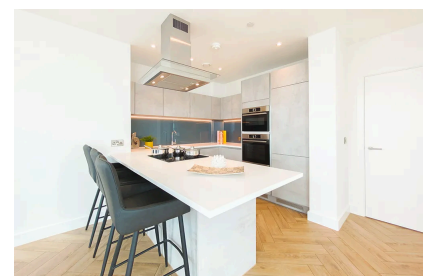
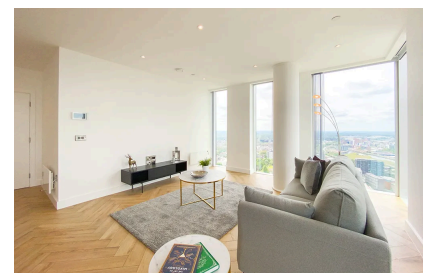
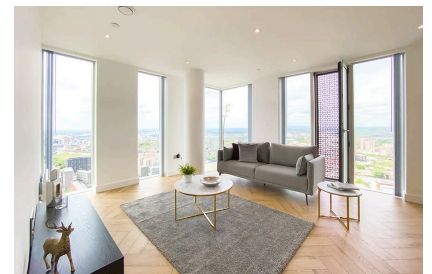
Features

- Corner Dual Aspect Luxury Apartment
- 47th Floor with Spectacular Views
- Allocated Secure Gated PARKING
- Three Double Bedrooms
- Three Bathrooms
- 44th floor 20m Swimming Pool
- 44th floor State of the art Gym & Sauna
- Holistic Studio Space
- 45th floor Rooftop Garden Terrace
- 24 Hour Concierge
- Residents Lounge & Library
- Co-working Spaces
- Private Dining for Hire
- Furnished

Full Description

A truly stunning 47th floor premium apartment with three double bedrooms, three bathrooms, secure parking, positioned on the south-west corner with breathtaking, dual aspect views within the highly sought after New Jacksons Skyscraper neighbourhood.

THE VIEWS ACROSS THE CITY SKYLINE FROM THE LIVING ROOM AND



ALL THREE BEDROOMS OF THIS APARTMENT ARE JUST ABSOLUTELY FABULOUS, MAKING THIS APARTMENT HIGHLY DESIRABLE!!!

ACCOMMODATION:

You access Elizabeth Tower via glazed and very impressive 5-star lobby with a 24-hour concierge reception greeting you, your family and your guests. Secure controlled doors provide access to the lift and staircase allowing access to the apartment and the 44th floor leisure facilities.

Lifts with additional security restrictions provide access to the 47th floor. On entering the apartment there is a wide 'L' shaped hallway with herringbone designed laminate wood flooring, providing access to all rooms. A large storage cupboard is provided and contains the washing machine and water cylinder.

The open plan living room is adorned with two large dual aspect, floor to ceiling windowed walls providing sensational views and letting in an abundance of natural light, with fresh air ventilation provided by opening mesh doors. The kitchen area is fitted with a comprehensive range of bespoke concrete grey effect units with ice white work top and integrated appliances.

There are three double bedrooms all with fabulous views through floor to ceiling windows and mesh opening doors for ventilation. Bedrooms one and two have fully tiled ensuite shower rooms. All bedrooms are furnished with double beds, drawer furniture items and there will be newly installed floor to ceiling fitted wardrobes with sliding mirror doors.

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

PARKING:

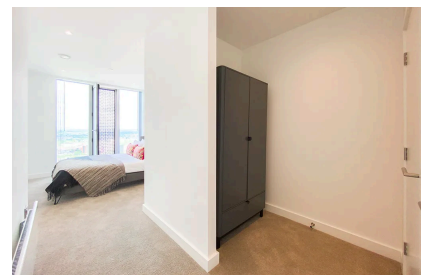
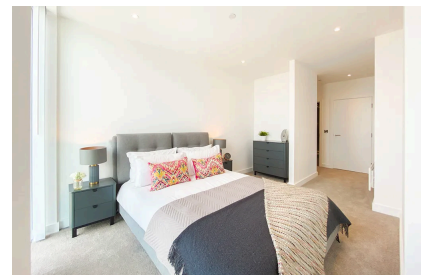
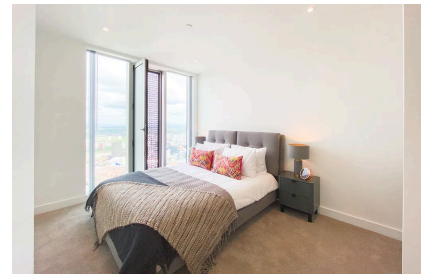
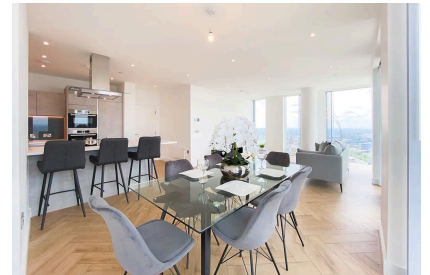
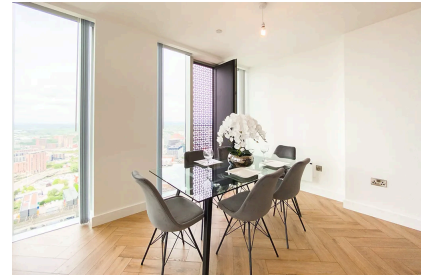
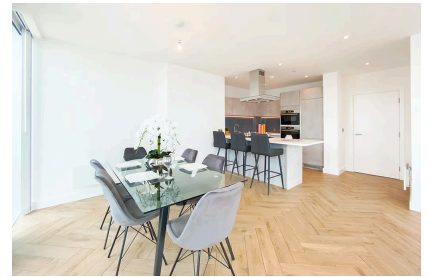
This apartment is provided with an allocated parking bay in a basement level private residents' car park. The car park is accessed through a gated entrance with CCTV and vehicle recognition protection. Direct pedestrian access is provided by a lift to and from the entrance lobby.

RESIDENTS' COMMUNAL SERVICES:

A jewel in the crown of the newly developed New Jackson Skyscraper neighbourhood, Elizabeth Tower oozes class and takes city living to new 5-star heights. This development has no equal, encompassing all aspects of modern city living, built very much to cater those with an appetite for 5-star living. With an abundance of sensation facilities, which leave most other residential developments so far behind, Elizabeth Tower is designed to enhance your home, allow for stress free living and to provide a unique experience like no other!

- 20m Swimming Pool at 44 storeys, the highest residential pool in the UK!
- 44th floor State of the art Gymnasium and a Holistic studio.
- 44th floor Two open air roof garden terraces.
- 24-hour Concierge reception.
- Hotel style Lobby with Seating areas.
- Residents Lounge & Library.
- Co-working Space.
- Private Dining for hire.

APARTMENT SPECIFICATION:



KITCHEN: Bespoke kitchen cabinets finished in concrete grey with glass splash backs, Ice white work top surface with moulded white sink unit and breakfast bar. Integrated Zanussi appliances including: Zanussi single oven, cooker hob, canopy extractor hood, microwave, glass door drinks fridge, fridge/freezer and dishwasher.

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

BATHROOMS: All three with wall mounted WC with concealed system and soft close seats, wall mounted wash handbasin, steel bath in main bathroom, 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 with lamps and drawer unit.

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

FLOORING: Herringbone designed 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.

HEATING: Slim-line electric panel heaters. Chrome ladder towel rail in bathrooms.

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, 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.

Elizabeth Tower 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.

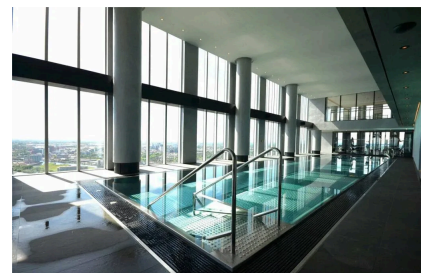
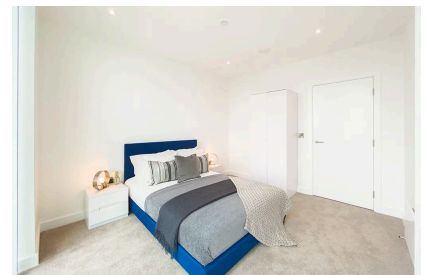
REFERENCING:

To pass professional tenancy referencing, a single or combined annual private income is required to be in the region of £100,000

Where a Guarantor is required, a suitable UK Guarantor will be required with an income in the region of £118,000 pa.

Other reference terms and conditions may apply.

ENERGY PERFORMANCE CERTIFICATE:



The EPC band is currently B

COUNCIL TAX BAND:
Band: E

PROPERTY CONSTRUCTION:
Steel and concrete constructed 50 story tower building.

ROOM SCHEDULE & MEASUREMENTS:
Please refer to the Floor Plan for details.

UTILITIES:
Payment Responsibility: Tenant
Electricity Supply: Mains Grid
Water Supply: Mains
Sewage: Mains
Heating: Electric
Broadband Download MBPS: Std: 9 / SF: 77 / UFF: 1800
Broadband Upload MBPS: Std: 0.9 / SF: 20 / UFF: 1000
Mobile Signal: Voice – Yes / Data Yes
EE – 82% / Three – 62% / O2 – 78% / Vodafone – 78%
Reference Checker: www.checker.ofcom.org.uk

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

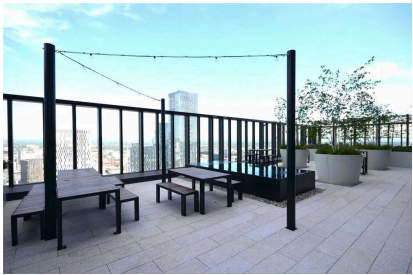
ACCESSIBILITY:
Accessibility benefits include: Lift / Lateral Living / Ramp Access / Suitable for Wheelchair

FLOOD RISK:
Flooded in last 5 years: No
Flood Source: N/A
Flood Defences: No

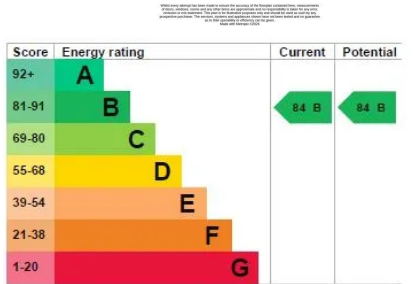
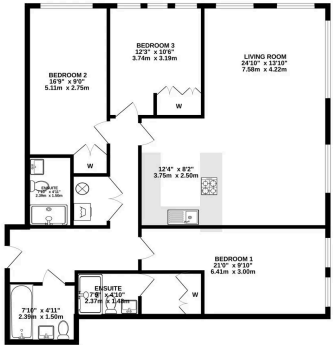
TENANCY OFFER:
Unless otherwise stated, the property will be offered with a fixed term, 12 month assured short-hold tenancy agreement.

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.



GROUND FLOOR



- 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.

CLIENT MONEY PROTECTION:

Client Money Protection membership with Client Money Protect.
Membership Number CMP0111300

PROPERTY REDRESS SCHEME:

Property Redress Scheme membership with PRS.
Membership Number PRS015375

VIEWING ARRANGEMENTS:

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

WEBSITE REFERENCE:

20287

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

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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