



## 301 The Grand, Manchester, M1 3DA

### Offers Over £176,950



A superb one bedroom apartment located on the third floor in a stunning conversion close to Piccadilly Gardens and the main retail district. A former hotel, The Grand is an impressive nineteenth century grade II listed building occupying a prime city centre location and offers a beautiful atrium, communal courtyard and 24 hour concierge service. Boasting floor to ceiling windows and full width balcony, this charming property offers bright and well presented accommodation briefly comprising: entrance hall, open plan living room leading to the balcony, fitted kitchen with integrated appliances, a spacious double bedroom with additional access to the balcony and a three piece bathroom suite. The property is being sold with vacant possession. EPC rating (C) Council tax band (C)

- 24 Hour Concierge Service
- Third Floor Position
- Short Walk from Piccadilly Train Station & Retail District
- Beautiful Atrium & Communal Terrace
- No Onward Chain
- Impressive Period Development
- Full Width Private Balcony
- Floor to Ceiling Windows & High Ceilings
- Former Grand Hotel (Listed Building)
- Prime City Centre Location

