



Apt 201 No 1 Deansgate, Manchester, M3 1AZ

We are pleased to have for sale this immaculate two bedroom apartment found on the second floor of the prestigious No One Deansgate . The defining feature of the property is the wrap around balcony with unrivalled views of the city centre. The property comprises of two double bedrooms with the master including an en-suite. Kitchen with integrated appliances, spacious lounge and family sized bathroom. The property features floor to ceiling windows throughout with external blinds. Mortgage buyers welcome. Secured allocated Parking. EWS- 1 A1 Rating

Price £340,000

Viewing arrangements

Viewing strictly by appointment through the agent

245 Deansgate, Manchester, M3 4EN 0161 833 9499 opt 3

Entrance Hallway

Wooden laminate flooring, access to all rooms, storage, hot water tank.

Kitchen

8'8" x 12'6"

Tiled flooring, range of wall and base kitchen units with complimentary worktop, under cabinet lighting, integrated fridge / freezer, Neff oven / hob, dishwasher, washer / dryer. Spot lighting, Foldable breakfast bar.

Lounge

16'6" x 13'3"

Spot lighting, external blinds, access to the wrap around balcony, wooden laminate flooring, city centre views.

Bedroom One

13'3" x 10'9"

Fitted Wardrobe, wooden laminate flooring, spot lighting, external blinds, floor to ceiling windows and access to wrap around balcony, access to the en-suite.

En-Suite

6'7" x 7'11"

Part tiled, walk in glass shower cubicle, shower attachment with mixer, low level W.C, hand wash basin, fitted mirror.

Bedroom Two

12'6" x 14'6"

Built-in fold away bed and storage, spot lighting, floor to ceiling windows with external blinds, access to wrap around balcony.

Bathroom

5'7" x 8'0"

Part tiled bathroom, shower attachment with mixer, spot lighting, fitted mirror with storage, hand wash basin, towel rail.

Externally

Wrap around balcony. Allocated Parking Space. 24 Hour concierge Desk.

Additional Information

Residential Service charges - £7449.05

Lease - 150 years from January 1998

Ground rent - £354.61 last review on 1st January 2024 so no additional increase on above figure before 1st January 2049.

EPC Rating - D

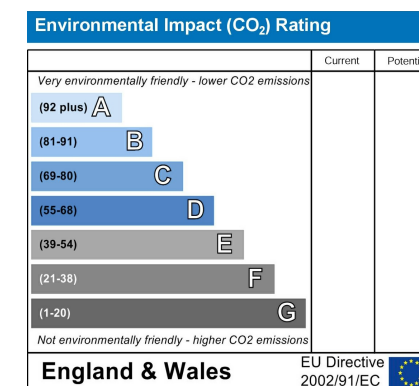
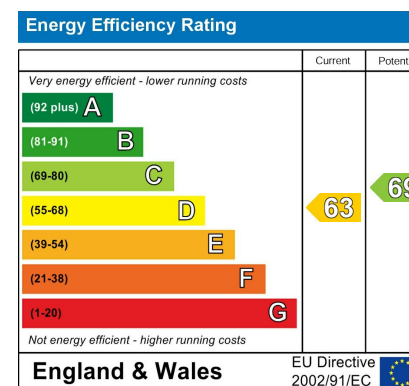
Council Tax band -F

Agents Notes

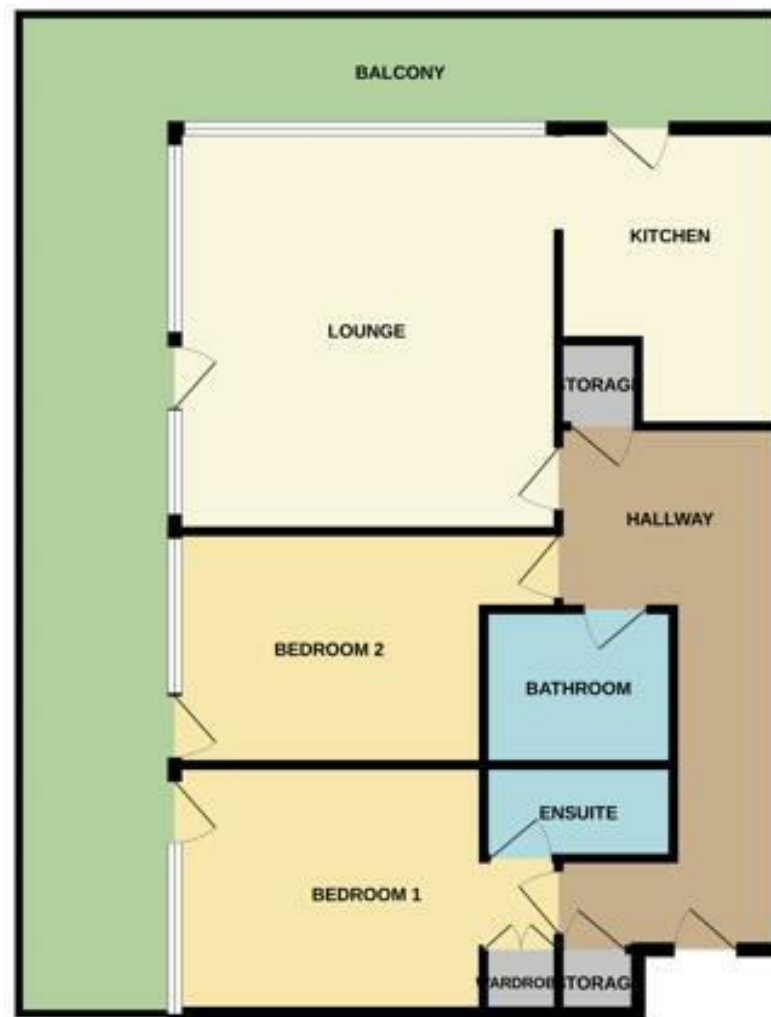
To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.

Disclaimer

IMPORTANT NOTE TO PURCHASERS: The lease, ground rent and service charges should all be checked via the solicitors for clarification. We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only, and are not precise. If floor plans where included, these may not be to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us.







These particulars are believed to be accurate but they are not guaranteed and do not form a contract. Neither Jordan Fishwick nor the vendor or lessor accept any responsibility in respect of these particulars, which are not intended to be statements or representations of fact and any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Any floorplans on this brochure are for illustrative purposes only and are not necessarily to scale.

Offices at: Chorlton, Didsbury, Disley, Hale, Glossop, Macclesfield, Manchester Deansgate, Manchester Whitworth Street, New Mills, Sale, Wilmslow and Withington

245 Deansgate, Manchester, M3 4EN

0161 833 9499 opt 3

manchester@jordanfishwick.co.uk
www.jordanfishwick.co.uk

