



 **2**  
Bedrooms

 **2**  
Bathrooms



Offered to the market with no onward chain. C & R City are delighted to present a rare opportunity to acquire a well-maintained apartment within the iconic No. 1 Deansgate development, one of Manchester city centre's most recognisable residential landmarks. Designed by SimpsonHaugh & Partners, this striking 60-metre glass and steel building set the benchmark for modern city living and comprises just 84 apartments across 14 floors. The development is renowned for its impressive architecture and large, floor-to-ceiling windows that create bright, open living spaces for residents.

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Perfectly positioned in the heart of Manchester's vibrant shopping district, the property offers an enviable city centre lifestyle with a wealth of restaurants, bars, retail outlets and cultural attractions all within easy walking distance. The apartment itself is located on the sixth floor and enjoys uninterrupted views towards the historic Royal Exchange Theatre.

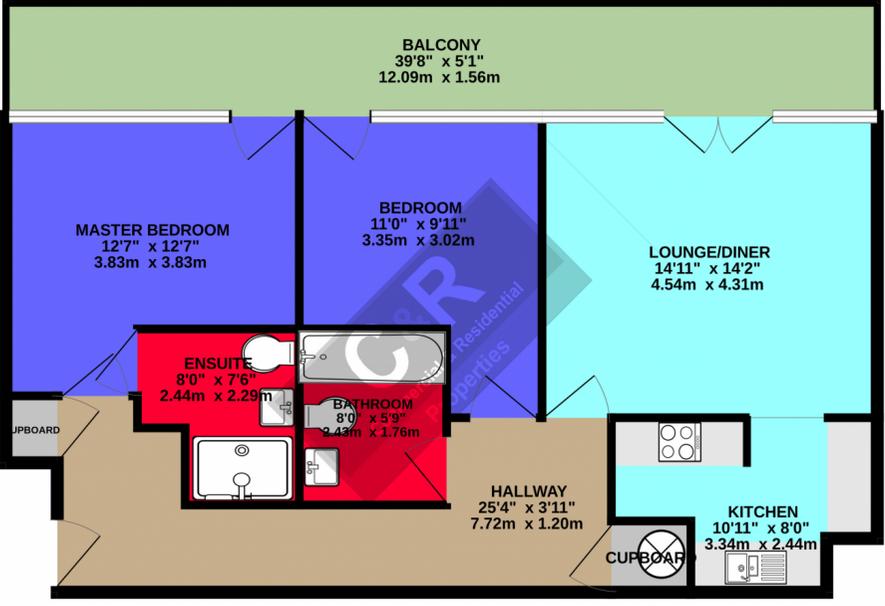
Internally, the property features two well-proportioned double bedrooms and a spacious open-plan lounge and dining area. A distinctive feature of this apartment is the unique loggia space, accessed from both bedrooms as well as the main living area. This versatile space can be adapted to suit a variety of uses, whether as an extension of the living area, a relaxing winter garden, or a peaceful retreat above the bustling Deansgate below.

Residents benefit from a secure communal entrance and a podium-level reception with a 24-hour concierge service, providing both convenience and peace of mind.

The apartment further benefits from a secure, allocated parking space, a highly desirable feature in Manchester city centre.

The development also holds an EWS1 Form with an A1 rating, which may be required for purchasers obtaining mortgage finance.

**GROUND FLOOR**  
883 sq.ft. (82.0 sq.m.) approx.



C & R PROPERTIES  
TOTAL FLOOR AREA: 883sq.ft. (82.0 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 operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>81</b>	<b>82</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Address: NO. 1 Deansgate, Manchester, M3 1AZ

