



# Apt 802, W3 Building, 51 Whitworth Street West, Manchester, M1 5ED

Jordan Fishwick are pleased to offer this larger than average (1548 square foot) exclusive penthouse apartment in W3. Located on Whitworth Street opposite the Palace Theatre and Oxford Road Train station with stunning views of the canal. This light and airy apartment has accommodation over two levels with two double bedrooms and roof terrace on the quiet side of the building. Entrance hall, cloakroom, large living room with corner aspect, contemporary fitted kitchen with appliance's. On the upper floor, there are two double bedrooms both with en-suite facilities and the master enjoying a large roof terrace. Tandem parking spaces. Stunning views of the canal and city from balcony and bedrooms Large internal garden and BBQ area exclusively for use of residents accessible from 1st floor.

## Price £460,500

### **Viewing arrangements**

**Viewing strictly by appointment through the agent**  
**245 Deansgate, Manchester, M3 4EN 0161 833 9499 opt 3**

### **The Location**

The building is located in the heart of the City with shops, bars and theatres on its door step.

The penthouses on the 8th floor also benefit from a direct lift.

### **Entrance Hallway**

With one double wall socket, concealed ceiling spot lights and smoke detector with storage cupboard

### **WC**

With single ceiling light, extractor vent, Sottini white sink and toilet fittings, large wall mirror and with storage cupboard containing hot water cylinder and electrics

### **Living Room**

31'0" x 17'0" approx

Amtico flooring, floor to ceiling windows running the full width of the floor space. There are 6 double wall sockets, 2 phone points and TV aerial point. Two electric wall panel heaters and three wall lights

### **Kitchen**

9'9" x 7'10"

With ceramic floor tiles. Furniture includes moulded worktops with an inset white sink with mixer taps, built in stainless steel oven, ceramic hob, microwave and glass canopy cooker hood. Fully Integrated built under dishwasher, Integrated fridge freezer and washing machine. Has concealed spot lights, TV point and 1 double socket above the fridge freezer run of tall cabinets with under wall cabinet lighting and a further three single plug sockets on the lighting fitment.

### **Stairs**

Stairs To Upper Floor - onto landing with ceiling light fitting and spot light

### **Master bedroom**

30'0" x 12'8"

With thick pile fitted carpet, 3 wall lights, 3 double wall sockets, TV and telephone points. There are two electric wall panel heaters, built in double wardrobe and floor to ceiling full width window. This has a sliding door leading onto the balcony

## Ensuite

12'11" x 6'5"

With tiled floor and ceiling spot lights. Sottini large white tub bath, sink and toilet with walk in double shower cubicle. Heated towel rail, large wall mirror over the sink and ceiling extractor vent.

## Balcony

30'0" x 8'0"

The balcony is open at one end leading to the adjacent apartments area

## Bedroom Two

14'4" x 8'5"

with thick pile carpet, built in double wardrobe, 2 double wall sockets, phone point and single pendant light fitting.

## Bathroom

With tiled floor and ceiling spot lights. Bath, sink and toilet. Heated towel rail, large wall mirror over the sink and ceiling extractor vent.

## Externally

On-Site concierge. This apartment benefits from a tandem parking space

## Additional Information

Lease 125 years from 2003

Ground Rent £150pa

Service Charge £7992 pa

EPC Rating C

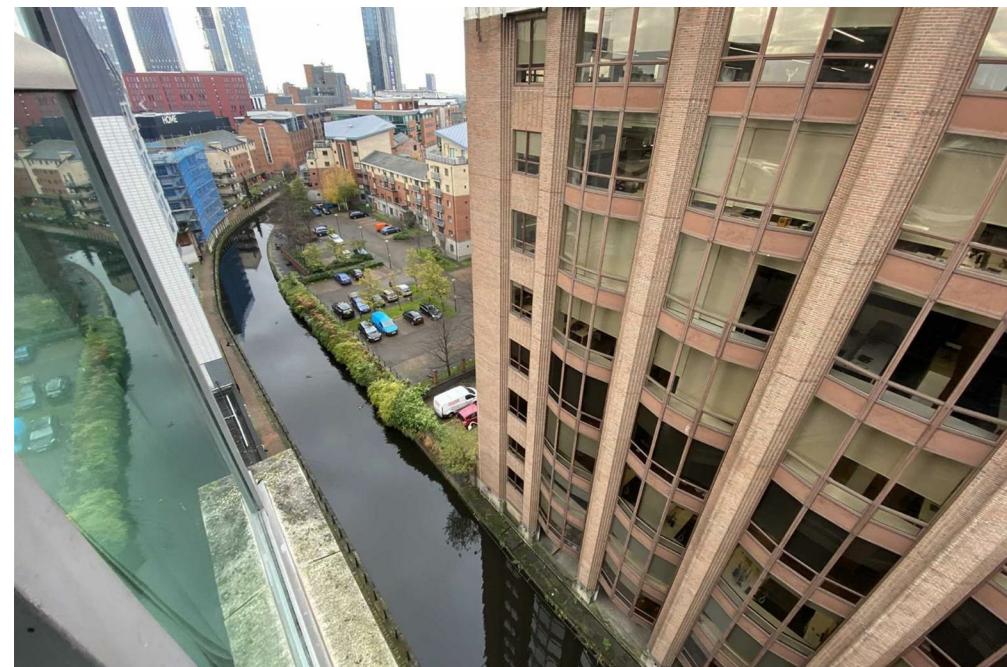
Tax Band G

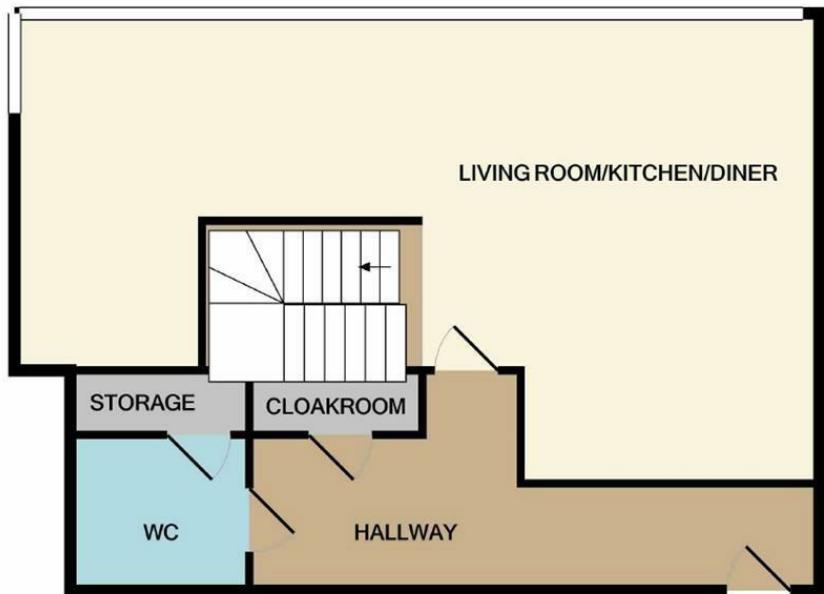
## Agents Notes

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.

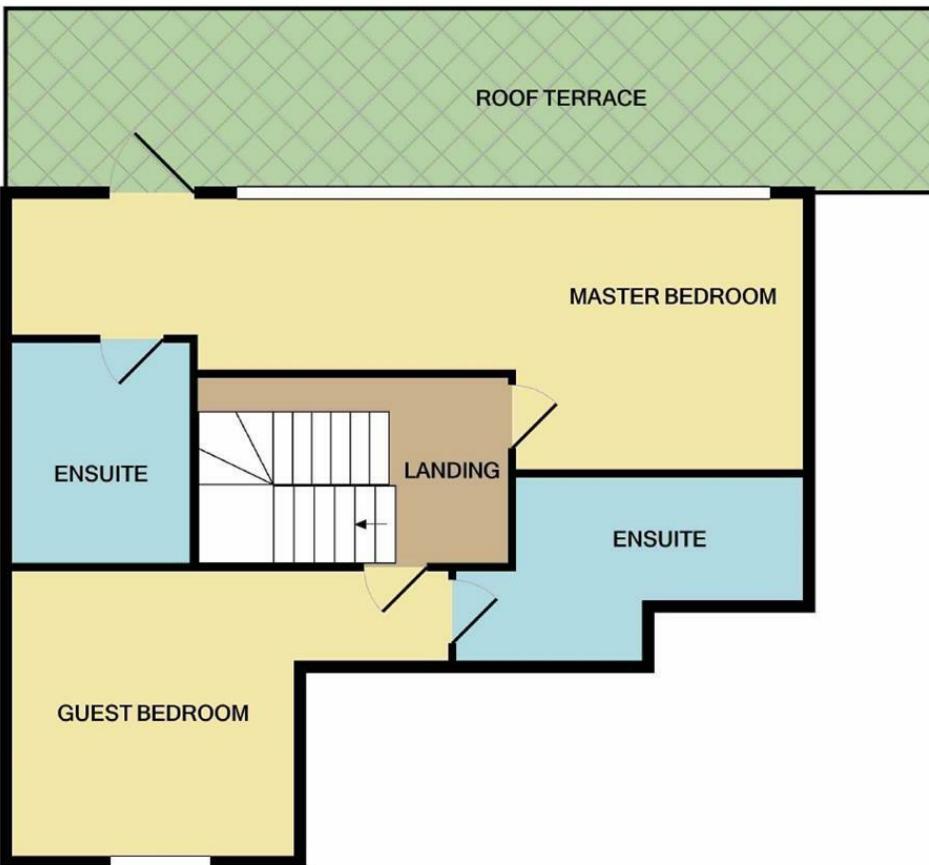
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC		
England & Wales		





GROUND FLOOR



1ST FLOOR

Measurements are approximate. Not to scale. Illustrative purposes only  
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