



Apartment 3604 Three60, 11 Silvercroft Street, Manchester, M15 4ZT

**** SECURE ALLOCATED PARKING SPACE INCLUDED ** EWS1 FORM WITH A1 RATING **** Perched on the 36th floor of one of Manchester's most sought after high rise developments is this luxury one bedroom apartment. The THREE60 building is a 51 storey cylindrical residential skyscraper and forms part of the New Jackson neighbourhood. It occupies a convenient location close to Deansgate and is a short walk from Deansgate-Castlefield Metrolink station, Spinningfields and Castlefield. Residents have access to exceptional facilities including a state of the art gym, yoga studio and wellness areas. There is also a rooftop terrace, landscaped gardens and 24 hour concierge service. Along with impressive far reaching views, the bright and well maintained apartment boasts floor to ceiling windows and comprises, entrance hall with storage cupboard, open plan living room, sleek contemporary kitchen with high spec integrated appliances, spacious double bedroom and a stylish fully tiled bathroom suite. No chain. EPC rating B.

Lease: 950 years from 2020
Annual Ground Rent: Peppercorn
Annual Service Charge: £2049
Management Company: Zenith

- SECURE ALLOCATED PARKING SPACE INCLUDED
- THIRTY SIXTH FLOOR POSITION
- LUXURY ONE BEDROOM APARTMENT BOASTING IMPRESSIVE VIEWS
- 24 HOUR CONCIERGE SERVICE
- STATE OF THE ART RESIDENTS GYM, YOGA STUDIO AND PELOTON SPIN STUDIO
- FLOOR TO CEILING WINDOWS
- IMPRESSIVE HIGH RISE CYLINDRICAL SKYSCRAPER
- HIGHLY SOUGHT AFTER NEW JACKSON NEIGHBOURHOOD
- LANDSCAPED GARDENS & PRIVATE ROOFTOP TERRACE
- SHORT WALK FROM DEANSGATE & SPINNINGFIELDS

£285,000

GROUND FLOOR



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 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			
England & Wales		85	85
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales			
EU Directive 2002/91/EC			