



# One Port Street, Northern Quarter, Manchester

£2,000 pcm



## Features

- BRAND NEW
- Corner Dual Aspect Luxury Apartment
- 27th Floor with Spectacular Views
- Two Double Bedrooms
- Two Bathrooms
- Fabulous Resident Amenities & Services!
- SWIMMING POOL & SPA
- Gymnasium & Fitness Studios
- Paganini's Resident Club Lounge & Terrace
- Numerous Communal Lounges
- Private Meeting Rooms & Dining Suites
- 24 Hour Building Concierge
- Heart of the Vibrant Northern Quarter
- Furnished Accommodation

## Full Description

BRAND NEW: A truly stunning 27th floor premium corner apartment with two double bedrooms, two bathrooms and 5-star resident amenities, positioned on the southeast corner of the building with breathtaking, dual aspect views within the much sought after, vibrant Northern Quarter, central Manchester.

YOU DON'T OFTEN FIND HOMES IN THE NORTHERN QUARTER WITH

**SUCH FABULOUS HIGH RISE VIEWS ACROSS THE CITY SKYLINE,  
MAKING THIS APARTMENT HIGHLY DESIRABLE!!!**

#### ACCOMMODATION:

You access ONE PORT STREET through revolving doors into a glazed and very impressive 5-star lobby with a 24-hour concierge reception greeting you, your family and your guests. Secure controlled doors provide access to the lift and staircase allowing access to the apartment on the 27th floor and the amazing 5-star residents services provided throughout the tower.

On entering the apartment there is a wide hallway with premium herringbone designed laminate flooring, A utility cupboard contains the washing machine and drier and a large storage cupboard houses the water boiler and provides useful storage space. The hallway provides access to all rooms and seamlessly leads into the living area.

The open plan, dual aspect living room is adorned with two large floor-to-ceiling windowed 'walls' providing sensational views and letting in an abundance of natural light from its south facing orientation. Fresh air ventilation is provided by opening mesh doors and vertical blinds provide daylight screening when required. Herringbone designed laminate flooring continues throughout this room. Thoughtfully selected furnishings enhance this living space with a sofa, accent chair, coffee table and media units to the lounge area and a circular dining table and four chairs to the naturally allocated dining space.

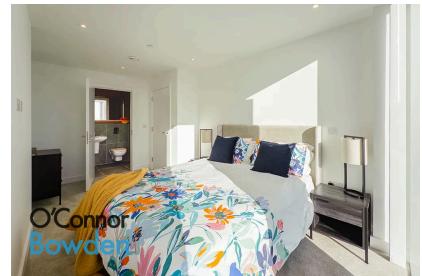
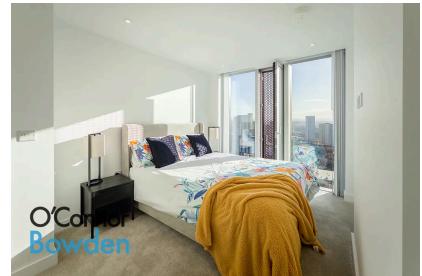
To maximise floor space, the kitchen is fitted along one wall within the room where there is a comprehensive range of cupboards and units finished in satin grey complimented by a long, stylish, ice white quartz worktop, with a moulded sink and glass splashbacks. To complete the kitchen, integrated appliances include an induction hob, oven, microwave and extractor fan. Integrated fridge freezer and dishwasher.

There are two double bedrooms, both with fabulous views through floor to ceiling, wall to wall windows and with mesh opening doors for ventilation. The windows are adorned with sliding blinds and carpet flooring is fitted for comfort. Built-in wardrobes, with mirrored sliding doors, are installed to both bedrooms, providing ample hanging and storage space. The rooms are furnished with double beds, bedside units and storage drawers.

Bedrooms one has a fully tiled ensuite shower room with a wall mounted basin, concealed cistern WC and shower with glazed enclosure, rain head and handheld shower attachments. An illuminated mirrored bathroom storage cabinet is inbuilt.

The main bathroom is located across the hallway from bedroom two and as with the ensuite shower room, benefits from fully tiled walls and floors. The bathroom includes a wall mounted basin, WC and a panel bath with a rain head shower attachment and glazed shower screen. There is an illuminated mirrored bathroom storage cabinet.

The property provides a neutral contemporary decorative backdrop with white satin finishes complemented by Herringbone laminate flooring to the hallway and living areas, light grey carpet to the bedrooms and ceramic tiled flooring to the bathrooms. Vertical window blinds are installed on all windows. Fresh air ventilation is provided via mesh doors to each room. Electric heating is provided by electric panel heaters and on trend chrome ladder towel rails in the bathrooms.



## RESIDENTS' COMMUNAL SERVICES:

Just look at the residents services and amenities provided at ONE PORT STREET. There is little doubt you would disagree! With an abundance of sensational facilities and amenities, ONE PORT STREET leaves most other residential developments in the Northern Quarter so far behind. Here are some of the services available to residents.



**Swimming & Spa Pool** – A private 2000 square foot boutique style swimming pool and spa pool with its skylight windows and tranquil natural lighting provides a secluded relaxing retreat. The pool area is supported by changing room facilities with secure possession lockers.

**Gymnasium & Fitness Studios** – A residents state of the art gymnasium is equipped with everything needed for a workout allowing our residents to enjoy premium lifestyle and wellbeing benefits from the comfort of the development.

**Grand Lobby** – Through the entrance of ONE PORT STREET you enter the Grand Lobby with a 24-hour concierge team reception desk, a coffee bar and the Grand Lobby reception lounge centred around a 360\* firepit, cosy seating and private booths.

**Club Lounge & Terrace** – Paganini's is a large 7th floor residents club lounge and terrace with its casual comfort and opulent luxury provides the perfect ambience for both work and pleasure. Sit on the terrace and take in the suns rays and the city views.

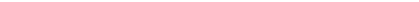
**The Hideout** – A luxury secret room for residents to hire. Watch a movie, socialise with friends or hold a small gathering. The choice is yours.

**Urban Garden** – A community residents private ground-floor courtyard garden provides tranquillity and green space in the centre of this urban development.

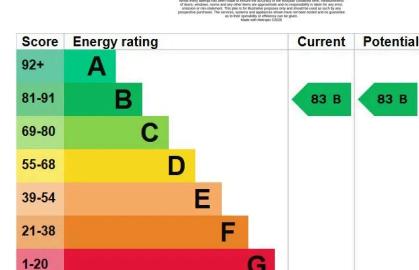
**The Atrium** – Positioned off the Urban Garden, the Atrium is an indoor stylish refuge designed to be a hangout for residents to unwind, socialise and connect. Complete with a dry bar, the Atrium is a space that will host events all year round and is also available for private hire.

**Private Hire Room** – a luxury private room available for hire to host meetings or events with friends, family or business colleagues and clients.

**Co-working Space** – Innovative co-working tables to cosy seating and private booths are provided within the ground floor lobby and the 7th floor Paganini lounge.



GROUND FLOOR



## LOCATION:

Situated alongside the inner ring road within the vibrant Northern Quarter, ONE PORT STREET is possibly one of the coolest, convenient and sought-after locations to live in Town!

An historic area which epitomises the edginess of the city, with artisan cafes, go to nightlife destinations, quirky backstreet bars, restaurants, gyms, boutique independent, vintage and alternative shops - a real hub for those who want to enthral themselves in urban city living.

You are less than ten minutes' walk from the main shopping district of Market

Street, the central business districts and Piccadilly train station.

#### REFERENCING:

To pass professional tenancy referencing, a single or combined annual private income is required to be in the region of £60,000

Where a Guarantor is required, a suitable UK Guarantor will be required with an income in the region of £72,000 pa.

Other reference terms and conditions may apply.

#### ENERGY PERFORMANCE CERTIFICATE:

The EPC band is currently B

#### COUNCIL TAX BAND:

Band: TBA (New Build Not Yet Registered)

#### PROPERTY CONSTRUCTION:

Steel and concrete constructed 30 story tower building.

#### ROOM SCHEDULE & MEASUREMENTS:

The Gross Internal Area is approximately 71m<sup>2</sup> / 764sf.

Please refer to the Floor Plan for details for room dimensions.

#### UTILITIES:

Payment Responsibility: Tenant

Electricity Supply: Mains Grid

Water Supply: Mains

Sewage: Mains

Heating: Electric

Broadband Download MBPS: Std: 16/ SF: 80 / UFF: 1000

Broadband Upload MBPS: Std: 1/ SF: 20 / UFF: 1000

Mobile Signal: Voice – Yes / Data Yes

EE – 83% / Three – 64% / O2 – 69% / Vodaphone – 73%

Reference Checker: [www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk)

#### RESTRICTIONS:

Maximum number of residents/occupants: Family of up to four or two sharing tenants only.

#### ACCESSIBILITY:

Accessibility benefits include: Lift / Lateral Living / Ramp Access / Suitable for Wheelchair

#### FLOOD RISK:

Flooded in last 5 years: No

Flood Source: N/A

Flood Defences: No

#### TENANCY OFFER:

Unless otherwise stated, the property will be offered with a fixed term, 12 month assured short-hold tenancy agreement.

#### TENANT FEES & COSTS:

The rent asked does not include certain Fees & Costs. The following charges may apply depending on the property you select and your circumstances.  
They include:

- Full Tenancy Deposit: A refundable custodial Tenancy Deposit capped at no more than five weeks' rent: £ POA.
- Tenancy Deposit Bond Premium (Optional): One off payment equal to one weeks rent: £ POA.
- Changes to Tenancy: A payment to change the tenancy when requested by the Tenant and ONLY if agreed by the Landlord, capped at: £ 50.00 or reasonable written costs incurred if higher.
- Early Termination Charge: Payments associated with early termination of the tenancy, when requested by the tenant and ONLY if agreed by the Landlord, equal to the loss of rent from the void period: £ By Calculation.
- Late Rent Payment: For late payment of rent, a charge equal to 3% above the Bank of England base rate in interest on the late payment of rent from the date the payment is missed until paid, will be charged: £ By Calculation.
- Loss of Keys & Access Fobs: For the loss of Keys, Access Fobs or similar Security Devices, a reasonable written evidence-based cost will be charged: £ At Cost.
- Household Payments: There will be contractual clauses within the Tenancy Agreement for the Tenant to be responsible and liable for the payments of all Utilities charges; Communication Services; TV Licence and Council Tax, to appropriate third parties for the duration of the contractual Tenancy term: £ At Cost.

#### RIGHT TO RENT:

- Right to Rent - O'Connor Bowden will arrange Right to Rent in the UK checks, which will be completed via our referencing agency before a tenancy can be offered or granted.
- All applicant tenants or occupiers at the age of 18 or over, must provide original relevant identification documents providing proof of identification and proof of residency at the point of submitting an application to rent.

#### CLIENT MONEY PROTECTION:

Client Money Protection membership with Client Money Protect.  
Membership Number CMP011130O

#### PROPERTY REDRESS SCHEME:

Property Redress Scheme membership with PRS.  
Membership Number PRS015375

#### VIEWING ARRANGEMENTS:

Viewing is strictly by appointment. Please give us a call to arrange a viewing.

#### WEBSITE REFERENCE:

20309

## Contact Us

### O'Connor Bowden | Lettings, Management & Sales - Manchester and Cheshire

Bank Chambers, 1 Compstall Road, Romiley, Stockport, SK6 4BT

T: 0161 808 0010

E: info@oconnorbowden.uk

## SERVICES:

O'Connor Bowden has not checked any mains or private utility services at this property, neither have we received confirmation or sought confirmation from the statutory bodies of the presence of these services and their function. O'Connor Bowden cannot confirm services are in working order. O'Connor Bowden has not checked any of the appliances, electrical, heating or plumbing systems at this property. All prospective purchasers should satisfy themselves on this point prior to entering into a contract and we recommend and advise any prospective purchaser to obtain advice and verification from their solicitor and / or surveyor on all

**DISCLAIMER:**

THE PROPERTY MISDESCRIPTIONS ACT 1991: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.

All measurements are approximate.

MISREPRESENTATION ACT 1967: The property details have been produced in good faith, are set out as a general guide and do not constitute the whole or part of any contract. All liability, in negligence or otherwise, arising from the use of the details is hereby excluded