



RESIDE
—
MANCHESTER



1005 Bauhaus Little John Street
Spinningfields, Manchester, M3 3GZ

Asking Price £550,000



1005 Bauhaus Little John Street Spinningfields, Manchester, M3 3GZ

Immaculate two bedroom duplex located in Bauhaus, Spinningfields.

An open plan living / kitchen area providing you a great sense of space, benefitting from a spacious balcony and floor to ceiling windows flooding the room with natural light. Upstairs offers two spacious bedrooms, with a balcony located just off the primary bedroom.

In addition to this, the property benefits from allocated parking and 24 hour concierge.

Residing in the heart of Manchester City Centre, the location of this building is only a stones throw away from Deansgate where many bars and restaurants reside and only a few minutes walk from Deansgate Train Station and Metrolink.

To book a viewing please contact the sales team on 0161 837 2840.

The Tour

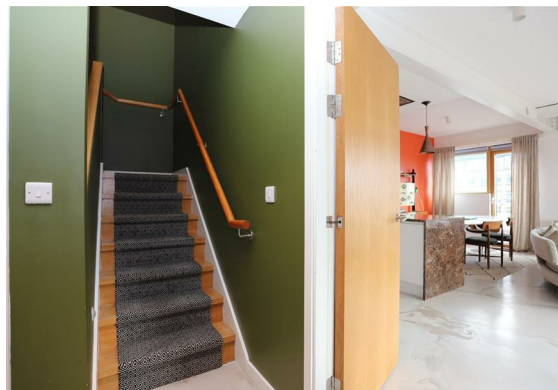
A two bedroom duplex offering over 1200 sq/ft is located on the top floor of the building (10th and 11th floor).

As soon as you enter the apartment you feel a sense of space through the large hallway with polished concrete flooring running through to the open plan living/kitchen area. The kitchen offers marble work surfaces, plenty of storage, AEG hob, competence oven, dishwasher and countertop fridge. The living area benefits from floor to ceiling windows with a Juliet balcony and a spacious balcony with far reaching views.

Downstairs also accommodates a W/C, utility cupboard housing the washer dryer and boiler and a spacious storage cupboard.

Upstairs houses two good sized double bedrooms benefitting from built-in wardrobes with the primary bedroom benefitting from a balcony and an en-suite bathroom.

The bathrooms offer three piece Duravit suite with a bathtub in the family bathroom and a walk in shower in the en-suite. Both benefitting from windows with far reaching views, heated towel rails and a large mirror.





The Area

Bauhaus sits in the heart of Manchester City Centre. Many of Manchester's most popular spots are literally on your doorstep including Alberts Schloss, Peter Street Kitchen, and The Great Northern Warehouse. The building is in the perfect position for easy access to both Deansgate and Victoria stations as well as having St Peter's Square MetroLink in close proximity. The property itself is located on the doorstep of Manchester's principal financial and professional services destination Spinningfields which offers a unique blend of civic, residential, hotel, leisure and retail space as well as housing the likes of Ivy Asia and 20 Stories.

Lease Information

Length Of Lease - 150 years from 2005 (129 years remaining)

Service Charge - £6,325.20 per annum

Ground Rent - £250 per annum

- Two Bedroom Duplex
- Two Bathrooms & W/C
- Two Seperate Balconies
- Allocated Parking Included
- No Chain
- EPC Rating C
- 24 Hour Concierge
- Floor To Ceiling Windows
- High Ceilings
- Central Location



Floor Plan

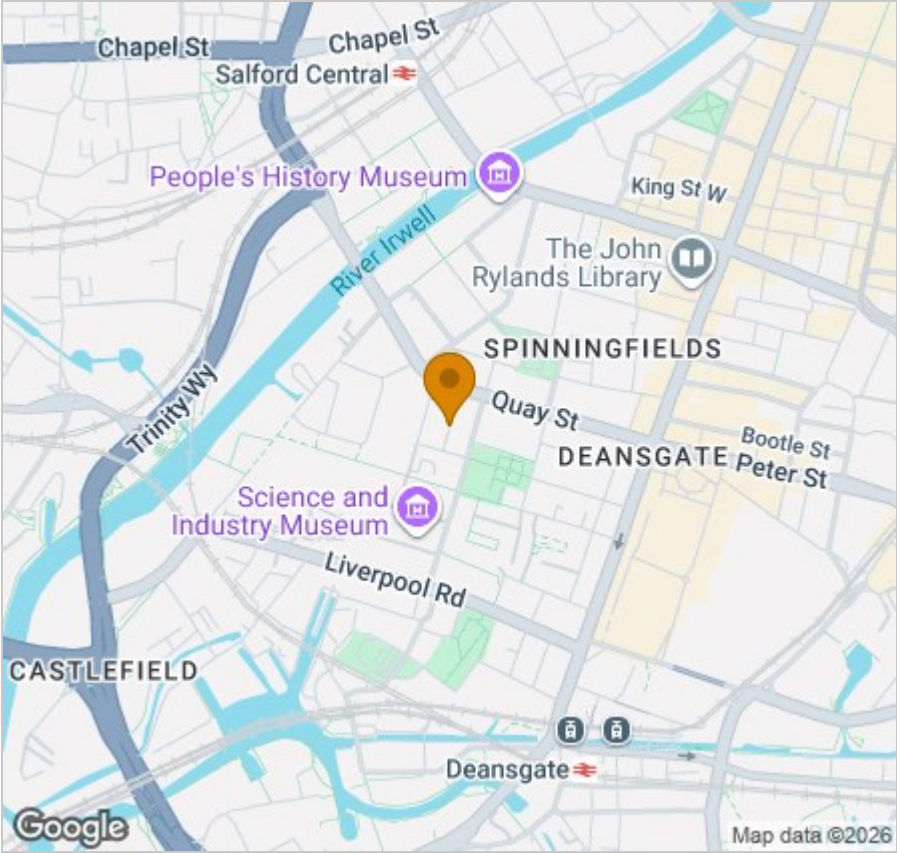


Viewing

Please contact our Reside Manchester Office on 0161 837 2840 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Area Map



Energy Efficiency Graph

