



#### Directions

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		84	84
EU Directive 2002/91/EC			

  

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			
England & Wales			
EU Directive 2002/91/EC			

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

Tel: 0161 959 0166

[www.charleslouishomes.co.uk](http://www.charleslouishomes.co.uk)



Charles Louis Homes Ltd  
4 Bolton Street  
Ramsbottom  
Bury  
BL0 9HX

**CHARLES LOUIS**  
HOMES LIMITED

E [propertyenquiries@charleslouis.co.uk](mailto:propertyenquiries@charleslouis.co.uk)  
T 0161 959 0166  
[www.charleslouishomes.co.uk](http://www.charleslouishomes.co.uk)



**One Regent Regent Road**  
Manchester, M3 4BE

**£1,500 Per month**



- **Luxury Apartment at the One Regent**
- **Magnificent City Landscape Views**
- **Two Double Bedrooms, Master En Suite**
- **Secure Fob Entry Access To All Areas**
- **Situated on the Banks of the River Irwell**
- **Open Plan Living, Fully Integrated Kitchen**
- **24 Hour Concierge & Lift to All Floors**
- **Available To Occupy October 2021**



# One Regent Regent Road , Manchester, M3 4BE

Situated on the banks of the River Irwell, Manchester's One Regent Apartments is ideally positioned just a few minutes' walk from Castlefield, one of the city's most magnetic destinations offering a vibrant array of bars, restaurants and night life. Located on the 20th floor with a balcony overlooking the city's breath taking landscape, this ultra modern luxury apartment provides spacious open plan living, fully integrated kitchen, master bedroom with en suite, a second double bedroom, bathroom and utility. Serviced by a 24 hour concierge and having a landscaped riverside courtyard, this apartment is ideal for young professionals working in the heart of the city, and is closely positioned to all transport links for the commuter. Available to occupy in October.

### Entrance at Ground Level

Secure entrance to the main building opens into the lobby with Concierge available 24 hours, lifts ascending to all floors.

### Apartment 2002

Private entrance on the 20th floor opening to the hallway.

### Entrance Hall

With laminate wood effect flooring, spotlighting, power points and door to the utility cupboard which houses the water tank and is plumbed for a washing machine.

### Open Aspect Lounge Diner & Kitchen

With laminate wood effect flooring, spotlighting, two electric wall heaters, TV point, satellite point, power points and sliding doors overlooking and opening out to the balcony. The Kitchen area features a range of wall and base units with contrasting work surfaces and downlighting, built in electric oven and hob with extractor, inset sink and drainer and integrated fridge freezer.



### Balcony



### Master Bedroom

With floor to ceiling window overlooking the city landscape, electric heater and power points.



### En suite

Fully tiled with tiled flooring, heated towel rail, extractor fan, walk in shower unit with drench head shower and hand held attachment, low level WC and hand wash basin.



### Bedroom Two

With floor to ceiling window overlooking the city landscape, electric heater and power points.



### Bathroom

Fully tiled with tiled flooring, heated towel rail, extractor fan and three piece suite in white comprising panel enclosed bath with drench head shower and hand held attachment, low level WC and hand wash basin.



### View From Apartment



### Outside

Communal landscaped courtyard set on the banks of the River Irwell.