



## **One Port Street, Manchester, M1 2EG**

**£430 Per Week**

BRAND NEW 9TH FLOOR TWO BEDROOM 2 BATHROOM APARTMENT LOCATED IN MANCHESTER'S PREMIER DEVELOPMENT "ONE PORT STREET"

9TH FLOOR, FURNISHED TO A HIGH STANDARD, EXCELLENT VIEWS

WALK TO MANCHESTER PICCADILLY STATION, NORTHERN QUARTER & ANCOATS

RESIDENTS AMENITIES INCLUDE POOL, HOT TUB, GYM, CINEMA, TERRACE GDN, RES WORKSPACES, LOUNGES & 24 HOUR CONCIERGE

- ONE PORT STREET M1
- FANTASTIC VIEWS FROM THE APARTMENT
- CONCIERGE
- AVAILABLE NOW
- 9TH FLOOR, 2 BED 2 BATH APARTMENT
- WALK TO PICCADILLY STATION, NORTHERN QUARTER & ANCOATS
- SPACIOUS BRAND NEW ONE BEDROOM APARTMENT
- MANCHESTER'S PREMIER DEVELOPMENT
- POOL, GYM, CINEMA, TERRACE GDN, WORKSPACES
- WELL FURNISHED

**One Port Street, Manchester, M1 2EG**



**RESIDENTS SWIMMING POOL**



**COMMUNAL AREA**



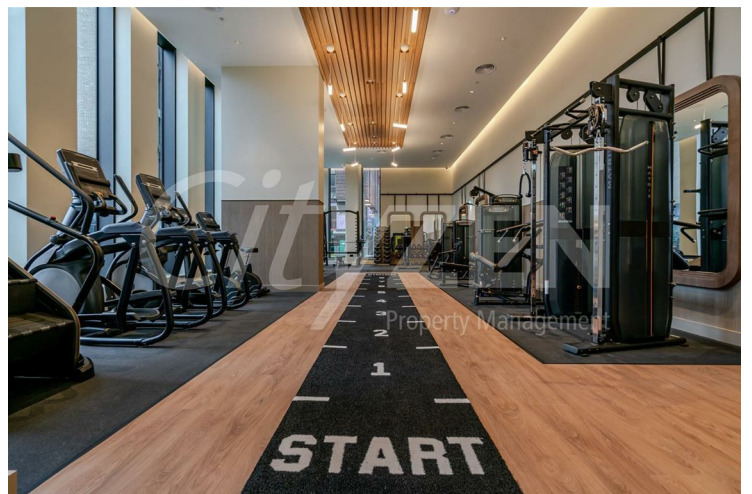
**RESIDENTS SWIMMING POOL**



**YOGA STUDIO**



**CHANGING ROOM**



**RESIDENTS GYM**

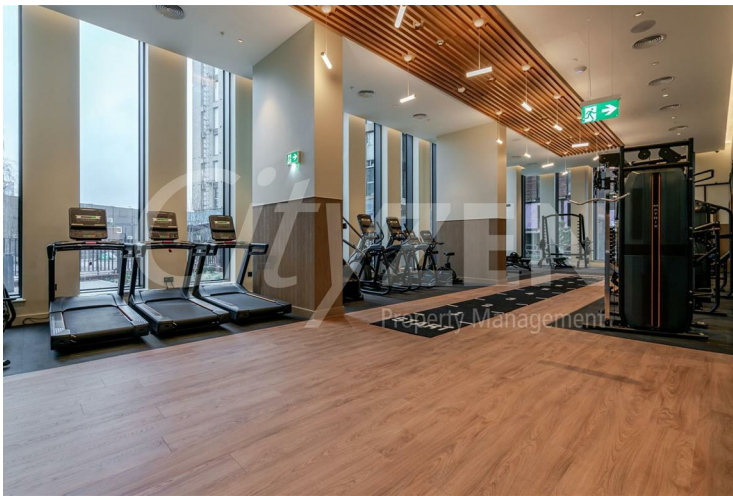
# One Port Street, Manchester, M1 2EG



RESIDENTS GYM



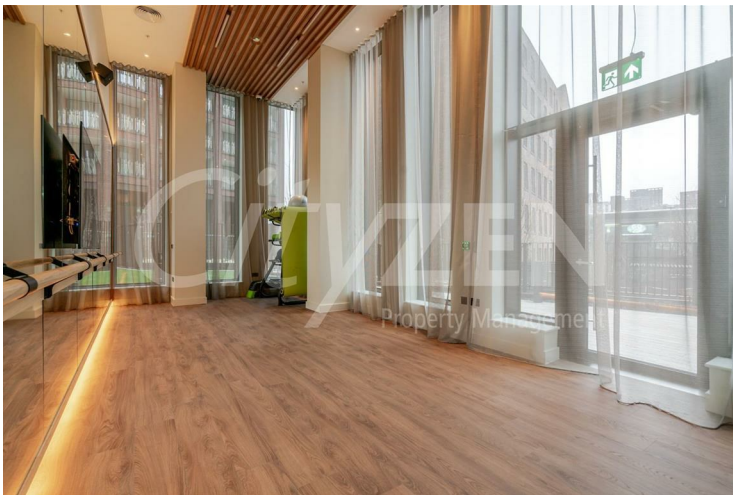
COMMUNAL LOUNGE AREA



RESIDENTS GYM



COMMUNAL LOUNGE AREA



RESIDENTS GYM



COMMUNAL LOUNGE AREA

# One Port Street, Manchester, M1 2EG



COMMUNAL LOUNGE AREA



COMMUNAL LOUNGE AREA



ONE PORT STREET



ONE PORT STREET



BEDROOM

# One Port Street, Manchester, M1 2EG



**BEDROOM**



**RECEPTION**



**EN SUITE**



**KITCHEN**



**RECEPTION**



**RECEPTION**

# One Port Street, Manchester, M1 2EG



KITCHEN



BEDROOM



KITCHEN

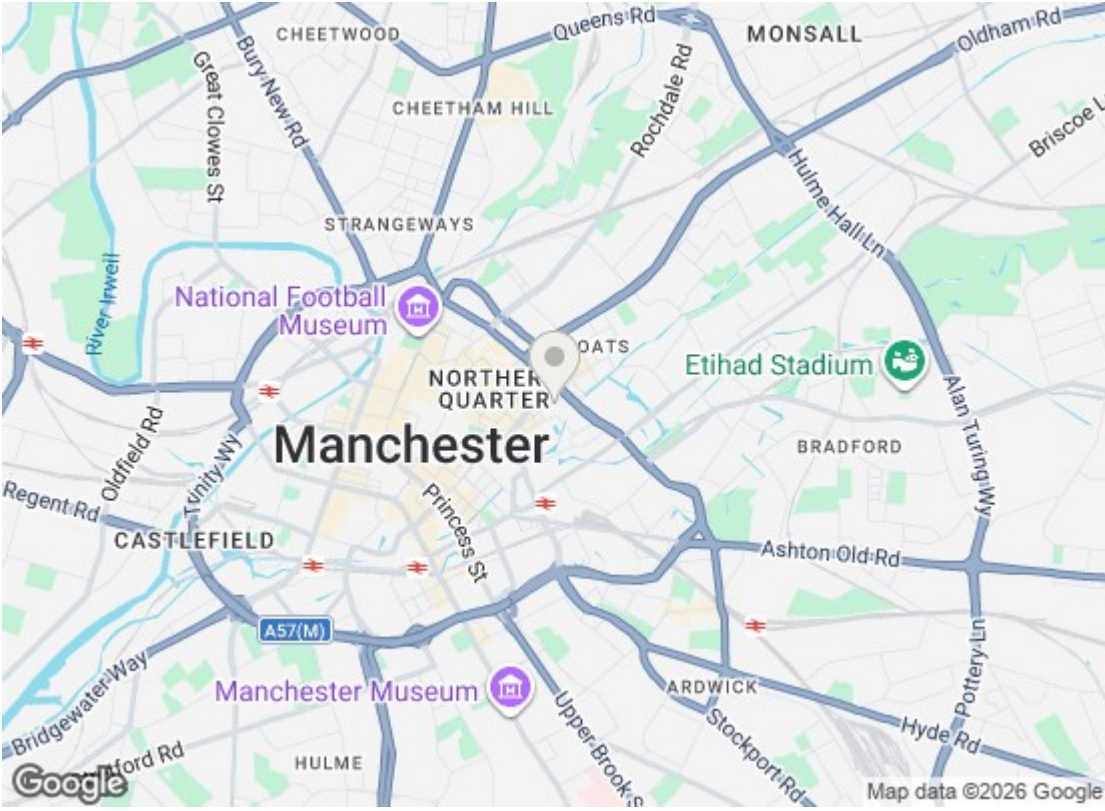
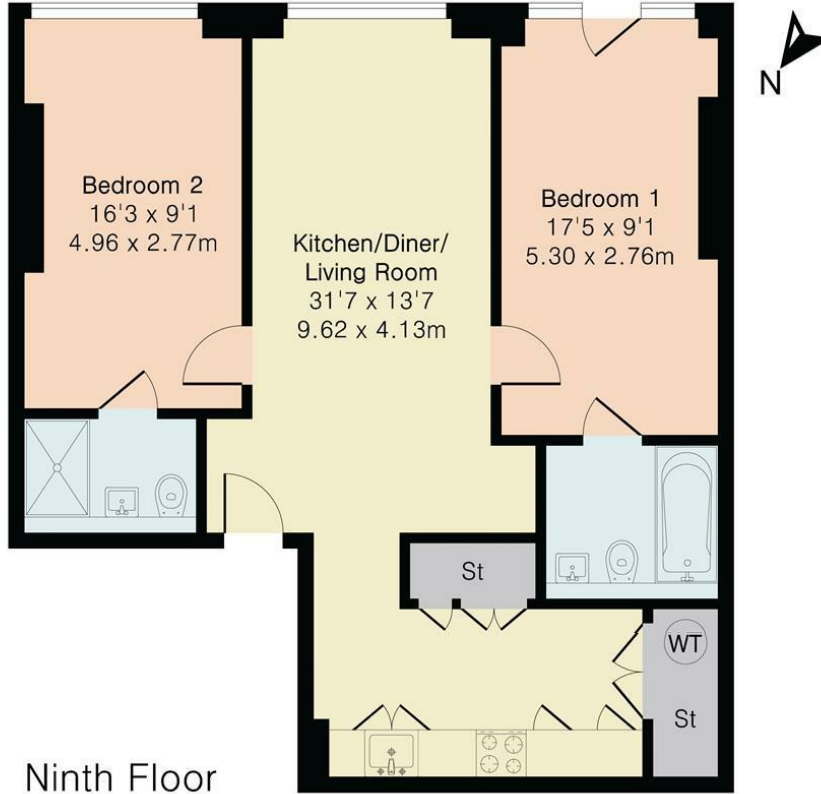


BATHROOM



RECEPTION

**Flat 907, 80 Port Street, Manchester, M1 2FY**  
**Approximate Gross Internal Area 792 sq ft - 74 sq m**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>85</b>	<b>85</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC		

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.