



 **2**
Bedrooms

 **2**
Bathrooms



Offered to the market with no onward chain. C & R City are delighted to present a rare opportunity to acquire a well-maintained two bedroom apartment within the iconic No. 1 Deansgate development, one of Manchester city centre's most recognisable residential landmarks. Designed by SimpsonHaugh & Partners, this striking 60-metre glass and steel building set the benchmark for modern city living and comprises just 84 apartments across 14 floors. The development is renowned for its impressive architecture and large, floor-to-ceiling windows that create bright, open living spaces for residents.

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Perfectly positioned in the heart of Manchester's vibrant shopping district, the property offers an enviable city centre lifestyle with a wealth of restaurants, bars, retail outlets and cultural attractions all within easy walking distance. The apartment itself is located on the fifth floor and enjoys uninterrupted views. Internally, the property features two well-proportioned double bedrooms and a spacious open-plan lounge and dining area. A distinctive feature of this apartment is the unique loggia space, accessed from both bedrooms as well as the main living area. This versatile space can be adapted to suit a variety of uses, whether as an extension of the living area, a relaxing winter garden, or a peaceful retreat above the bustling Deansgate below.

Residents benefit from a secure communal entrance and a podium-level reception with a 24-hour concierge service, providing both convenience and peace of mind.

The apartment further benefits from a secure, allocated parking space, a highly desirable feature in Manchester city centre.

The development also holds an EWS1 Form with an A1 rating, which may be required for purchasers obtaining mortgage finance.

Hallway 7.72m x 1.20m (25' 4" x 3' 11")

Wood flooring. Panel heater. Storage cupboard housing water tank plus additional storage cupboard.

Lounge 4.54m x 4.31m (14' 11" x 14' 2")

Wood flooring. Featuring floor to ceiling wall to wall glass with single door leading to balcony. Panel heater. Spotlights.

Kitchen 3.34m x 2.44m (10' 11" x 8')

Tiled floor. Fitted with a quality range of contrasting base and eye level units with granite work surface over extending to splashbacks. Inset sink with drainer and mixer tap. Integrated electric oven and microwave plus four ring ceramic hob with stainless steel extractor over. Further integrated appliances include fridge freezer and dishwasher. Under cupboard downlighters.

Master Bedroom 3.83m x 3.83m (12' 7" x 12' 7")

Carpet. Featuring floor to ceiling wall to wall glass with single door leading to balcony. Panel heater. Power points.

En-Suite 2.44m x 2.29m (8' x 7' 6")

Tiled floor. High specification fitted with a wall mounted WC and wash hand basin. Shelf over with feature mirror. Walk in shower cubicle. Tiled splashbacks. Wall mounted heated towel rail.

Bedroom Two 3.35m x 3.02m (11' x 9' 11")

Carpet. Featuring floor to ceiling wall to wall glass with single door leading to balcony. Panel heater. Power points.

Bathroom 2.43m x 1.20m (8' x 3' 11")

Tiled floor. High specification fitted with a wall mounted WC and wash hand basin feature mirror over. Bath with shower over and glass screen. Tiled splashbacks. Wall mounted heated towel rail.

Balcony 12.09m x 1.56m (39' 8" x 5' 1")

Full width paved loggia style balcony with a variable twin skin louvre system.

Parking

The property comes with a secure allocated parking space.

General Information

Building Management: Block Property Management Ltd. Service Charge £6457.32 per annum. Ground Rent: 354.61 per annum. Council Tax Band: F. EPC Rating: B.

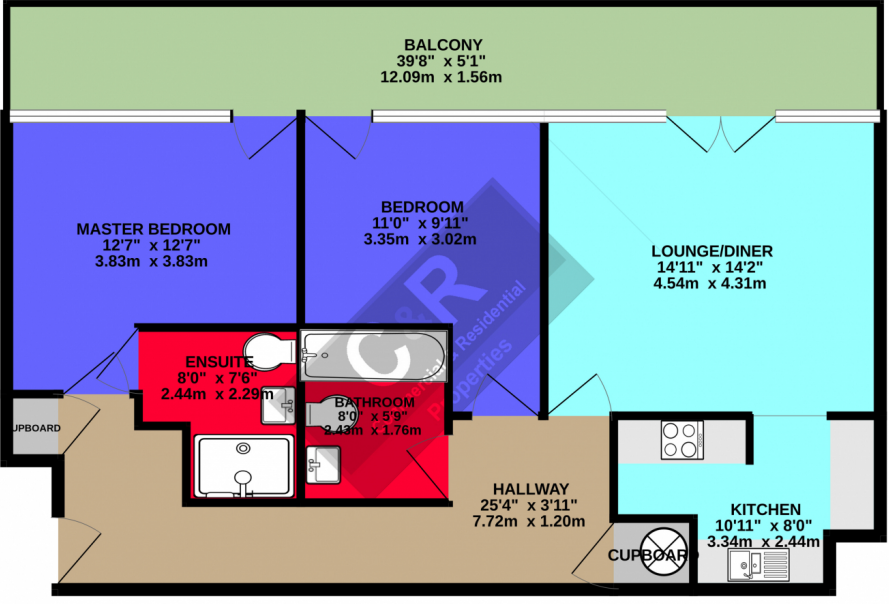
Agents Notes

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Thinking of selling

If you're considering selling your property, C & R Properties would be delighted to assist. We offer free property valuations, giving you an accurate understanding of your home's value in today's ever changing market, an ideal starting point before putting your property up for sale. To arrange your free valuation, simply call us, email us, or visit our office, and we'll be happy to schedule an appointment at a time that suits you.

GROUND FLOOR
883 sq.ft. (82.0 sq.m.) approx.



C & R PROPERTIES
TOTAL FLOOR AREA: 883sq.ft. (82.0 sq.m.) approx.
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+)	A		
(81-91)	B		
(69-80)	C	81	82
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Address: NO. 1 Deansgate, Manchester, M3 1AZ

