£300,000

The Atrium Penthouse, 193 Bury Old Road, Whitefield, M45 7AL

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Nestled in the heart of Whitefield, this exquisite penthouse apartment offers a perfect blend of modern living and convenience. With three spacious bedrooms, this property is ideal for families or professionals seeking a comfortable and stylish home with easy access to essential transport links. Would also suit a BTL / Air BNB investor and further benefits from no upwards chain.

As you enter the secure building, you will appreciate the peace of mind that comes with living in a safe environment. The lift assistance makes accessing your penthouse effortless, allowing you to enjoy the stunning views from your elevated position.

Upon entering the apartment you are welcomed into a generous size hallway leading to a large open plan lounge, dining and kitchen area, with access to a full width balcony allowing ample natural light to fill the apartment and providing panoramic views over Manchester and the surrounding areas.

Secure Communal Entrance
With cctv and intercom, providing direct access to the lifts and stairway.

Entrance Hallway
3'7 x 25'5 (1.09m x 7.75m)
Entrance hallway with parquet solid wood flooring, radiator and doors leading to the lounge, bedrooms and family bathroom.

Lounge/Diner
15'4 x 26'0 (4.67m x 7.92m)
Large open plan lounge and dining area, with parquet wood flooring throughout, electric fire place, 2 x wall radiators and French sliding doors leading to a full width balcony with elevated views of the surrounding area.

Kitchen
Open plan kitchen set within the lounge with a range of wall and base units in a white gloss finish with complementary work tops, tiled splash back walls, integrated Miele appliances and induction hobs, under counter space for fridge and freezer.

Bedroom 1 with En-suite
11'4 x 12'11 (3.45m x 3.94m)
Master bedroom with en-suite, carpeted with built in wardrobes and electric heating system.

En-Suite
6'4 x 5'7 (1.93m x 1.70m)
Fully tiled en-suite comprises of low level WC, vanity basin, enclosed shower unit and heated towel rail.

Bedroom 2
14'5 x 9'1 (4.39m x 2.77m)
Currently used as an office space, carpeted with radiator.

Bedroom 3
double bedroom, carpeted with electric radiator.

Family Bathroom
Family bathroom comprises of white combination vanity unit with WC and basin, white bath with half glass bath screen, fully tiled walls and floor with heated wall towel rail.

External
Accessed via the lounge and main bedroom is a full-width balcony of the apartment offering paramaniac views of Manchester and the surrounding areas. This apartment further boast two secure car parking spacing, one being under ground where there is also direct lift access up to the penthouse.

Tenure
We have been advised this property is Leasehold.

Annual Service charge - £3,982 per year

Stamp Duty
Residential property rates
You usually pay Stamp Duty Land Tax (SDLT) on increasing portions of the property price when you buy residential property, for example a house or flat.
The amount you pay depends on:
• when you bought the property
• how much you paid for it
• whether you're eligible for relief or an exemption
Rates for a single property
You pay SDLT at these rates if, after buying the property, it is the only residential property you own.

You will usually pay 5% on top of these rates if you own another residential property.

Rates from 1 April 2025
Property or lease premium or transfer value SDLT rate
Up to £125,000 Zero
The next £125,000 (the portion from £125,001 to £250,000) 2%
The next £675,000 (the portion from £250,001 to £925,000) 5%
The next £575,000 (the portion from £925,001 to £1.5 million) 10%
The remaining amount (the portion above £1.5 million) 12%
Example
In April 2025 you buy a house for £295,000. The SDLT you owe will be calculated as follows:
• 0% on the first £125,000 = £0
• 2% on the second £125,000 = £2,500
• 5% on the final £45,000 = £2,250
• total SDLT = £4,750

Directions