



Second Floor Flat

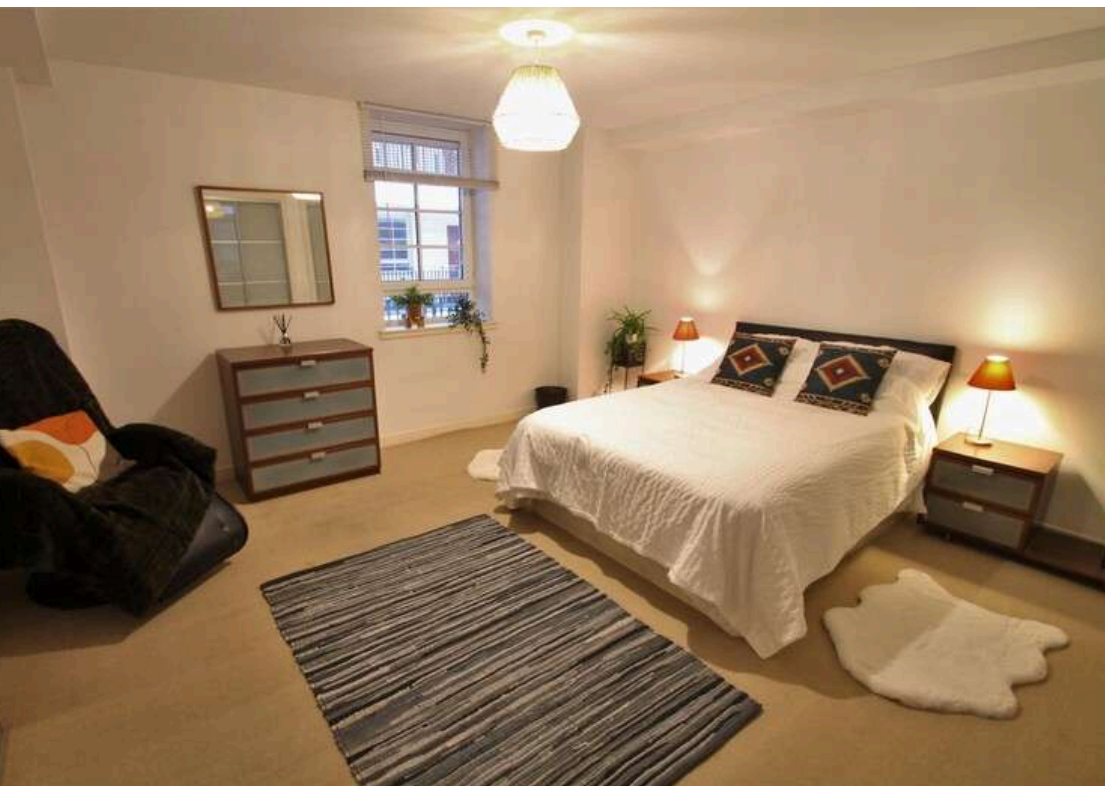
2/4, The Beresford Building, 460 Sauchiehall Street, G2 3JU

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Description

A superb one bedroom apartment forming part of the renowned Beresford Building located in the heart of Glasgow City Centre.

Often referred to as Glasgow's first skyscraper this 'B' Listed building was originally built as accommodation for those attending Glasgow's Empire Exhibition and is one of the city's most notable examples of Art Deco/Streamline Moderne architecture.

Now formed of 112 stylish apartments the building has a striking entrance foyer with stairway and elevators serving all floors. There is a communal residents' courtyard at first floor level within the centre of the atrium and a concierge service with office located at the entrance foyer. Furthermore there is secure key fob entry system with video entry phone in the apartment.

This beautifully presented apartment is positioned on the 2nd floor and is one the larger one bedroom flats found within the building. A rectangular reception hall leads to all the principal rooms and to a walk in storage cupboard which houses the electrics and hot water tank. The spacious living/dining room provides a fantastic space to relax and entertain within and is on an open plan basis with the kitchen. There is ample space for living and dining furniture and two broad window formations allow plenty of natural light to flood in and offer aspects to the West. The kitchen is very well appointed complete with integrated electric oven & hob, fridge-freezer, dishwasher and washing machine. The bedroom is a most generous sized double and benefits from built in wardrobes. A window formation looks towards the central atrium. The shower room completes the accommodation on offer and again is very well presented complete with large shower cubicle and mains shower unit, wc and wash hand basin within a vanity unit. There is attractive tiling to splash back and a wall mounted towel rail.

The windows of this property are double glazed and there is an underfloor central heating system.

The Beresford Building sits on Sauchiehall Street between Charing Cross and Rose Street an area that has recently undergone a transformation as part of the City's "Avenues" Programme. The Glasgow School of Art and Royal Conservatoire of Scotland are nearby and so to are the University of Strathclyde and Glasgow Caledonian University. You are also within easy reach of Glasgow's Financial district, West End, Merchant City and Finnieston. There are handy bus routes and frequent train services operating out of Charing Cross, Queen Street and Central Train stations. Those traveling by car have convenient road links to Glasgow's M8 motorway network.



Room Dimensions

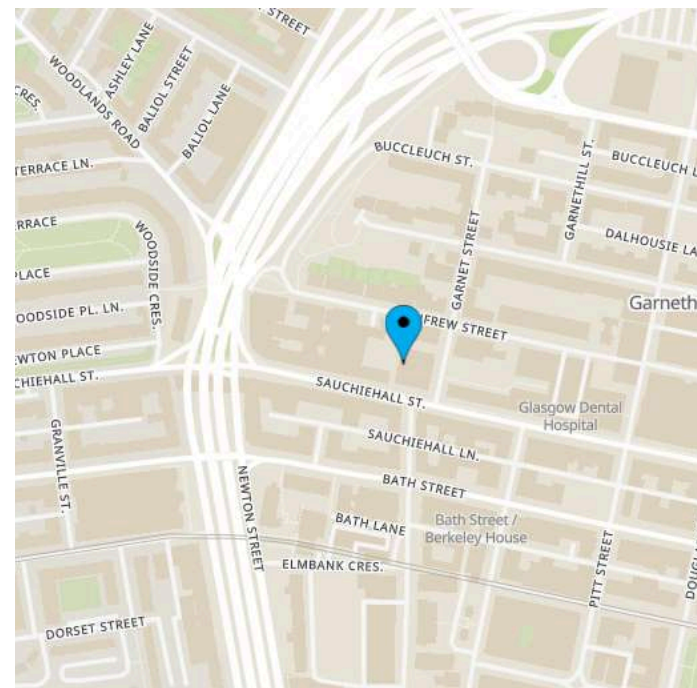
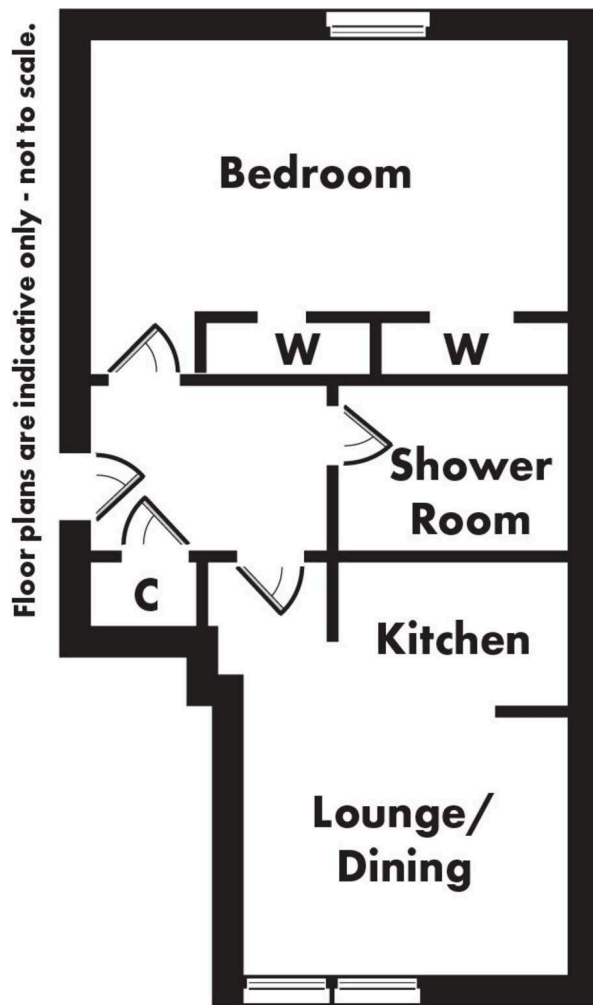
Reception hall	2.13 m x 1.57 m / 7'0" x 5'2"
Lounge/dining/kitchen	7.04 m x 4.22 m / 23'1" x 13'10"
Bedroom	4.67 m x 4.17 m / 15'4" x 13'8"
Shower Room	2.54 m x 1.60 m / 8'4" x 5'3"

Features

- Larger style one bedroom apartment
- Iconic landmark building in prime city centre location
- Open plan lounge-dining to kitchen
- Integrated kitchen appliances
- Double Glazing
- Under floor heating system
- Concierge service, elevators and secure entry system
- Close to Glasgow School of Art, Royal Conservatoire of Scotland, University of Strathclyde and Glasgow Caledonian University

EPC: C





TRAVEL DIRECTIONS

Travelling from Charing Cross, Glasgow City Centre proceed eastwards on Sauchiehall Street. The Beresford Building is positioned on your left opposite Elmbank Street.

MARKET APPRAISAL

For an up-to-date appraisal on your own property please call us on **0141 331 0741**. This is a complimentary service and will help us to calculate your purchasing power.

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For further information:

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