



**W3, Whitworth Street West, Manchester**  
Manchester, M1 5ED

**Asking Price Of £469,950**

# Property Features

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- Duplex Penthouse Apartment
- Two Double Bedrooms
- Tandem Parking Space for 2 Cars
- Master bedroom has access to private terrace
- Ground Rent £150 pa
- Service Charge £377 per month
- Lease 125 years from 2002
- Council Tax Band G - Manchester
- Currently rented at £1989.75 for 2018/19 - Tenants have agreed a 5% increase for 19/20

## Full Description

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### GENERAL

The apartment is on the quiet side away from traffic noise. The apartment has a open plan lounge dining room, bathroom with white Sottini sanitary ware with chrome finish fittings and white vanity storage unit. Kitchen with stainless steel oven, hob, microwave and hood. Integrated dishwasher, fridge freezer and washing machine. Beech timber flooring to living areas. Ceramic flooring to kitchen and bathroom. Two double bedrooms and en-suite shower room. The property benefits from a full length balcony, floor to ceiling windows and two secure parking spaces.

### WC

6' 0" x 5' 0" (1.83m x 1.52m) with single ceiling light, extractor vent, Sottini white sink and toilet fittings, large wall mirror and with storage cupboard containing hot water cylinder and electrics

### HALL

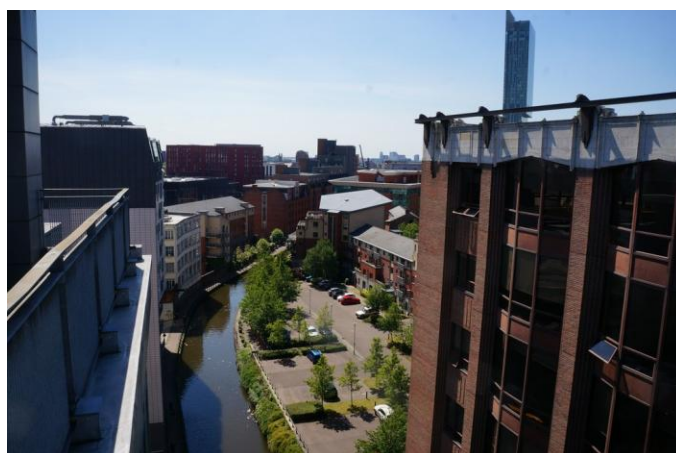
24' 0" x 5' 0" (7.32m x 1.52m) with one double wall socket, concealed ceiling spot lights and smoke detector with storage cupboard / cloakroom approximately 5' x 3'

### LOUNGE

31' 0" x 16' 11" (9.45m x 5.16m) with solid wooden beech flooring, floor to ceiling windows running the full width of the floor space. There are 6 double wall sockets, 2 phone points and TV aerial point. Two electric wall panel heaters and three wall lights

### KITCHEN

9' 9" x 7' 10" (2.97m x 2.39m) with ceramic floor tiles. Furniture includes moulded worktops with an inset white sink with mixer taps, built in stainless steel oven, ceramic hob, microwave and glass canopy cooker hood. Fully Integrated built under dishwasher, Integrated fridge freezer and washing machine. Has concealed spot lights, TV point and 1 double socket above the fridge freezer run of tall cabinets with under wall cabinet lighting and a further three single plug sockets on the lighting fitment.





### MASTER BEDROOM

30' 0" x 12' 8" (9.14m x 3.86m) with thick pile fitted carpet, 3 wall lights, 3 double wall sockets, TV and telephone points. There are two electric wall panel heaters, built in double wardrobe and floor to ceiling full width window. This has a sliding door leading onto the balcony

### MASTER BEDROOM ENSUITE

12' 11" x 6' 5" (3.94m x 1.96m) with tiled floor and ceiling spot lights. Sottini large white tub bath, sink and toilet with walk in double shower cubicle. Heated towel rail, large wall mirror over the sink and ceiling extractor vent.

### BEDROOM 2

14' 4" x 8' 5" (4.37m x 2.57m) with thick pile carpet, built in double wardrobe, 2 double wall sockets, phone point and single pendant light fitting.

### BEDROOM 2 ENSUITE

10' 8" x 4' 0" (3.25m x 1.22m)

### TERRACE

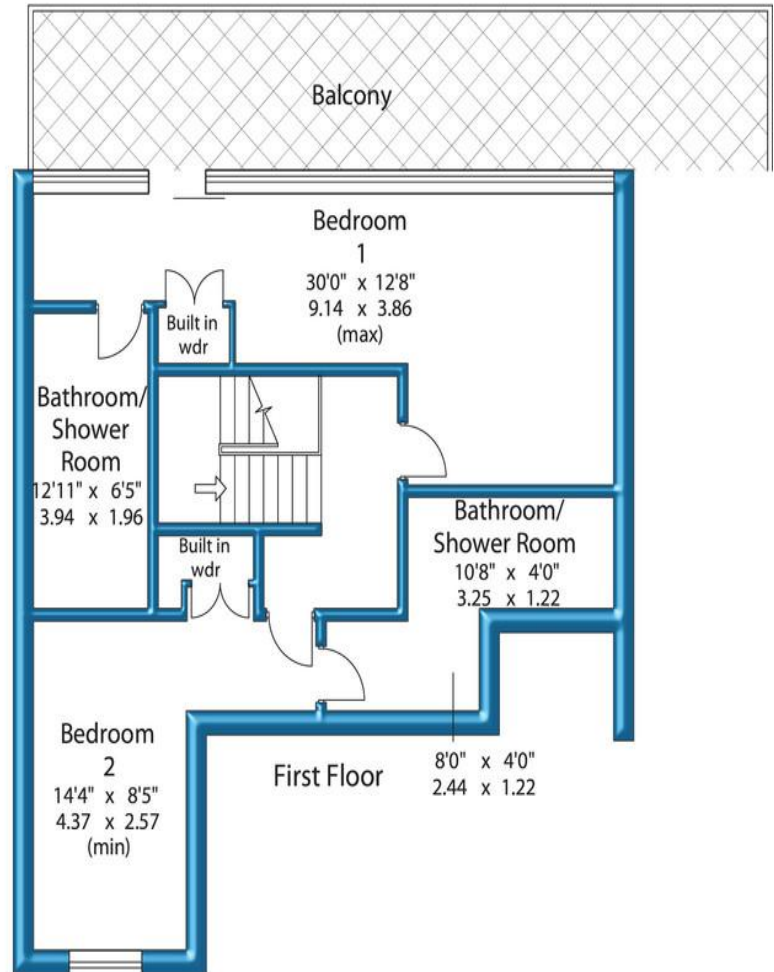
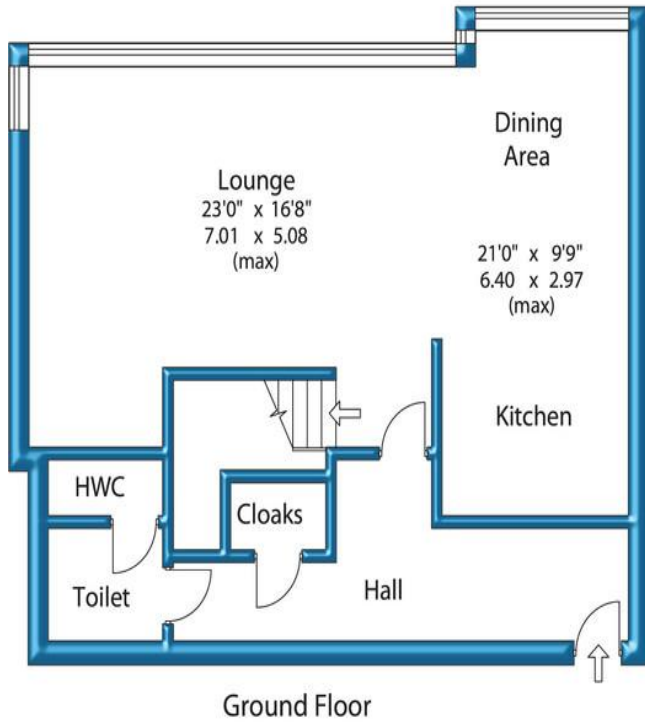
No checks have been made on any other services (water, electricity, gas and drainage) heating appliances or any other electrical or mechanical equipment on the property. Please note that the details within these information sheets should be verified by you. All measurements are approximations and have been taken with the use of "sonic tape" some degree of variation should be allowed. Rather than be duplicated in the description, measurements and area may only be referred to in the floorplan section

### OFFICE HOURS

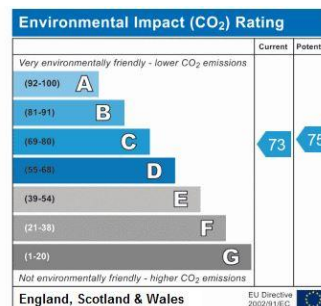
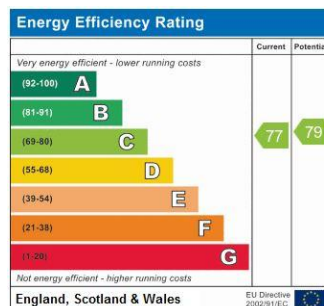
Monday to Friday : 9am to 5.30pm Saturday : 10am to 2pm Sunday :  
Closed



W3 Building.  
 Approx Gross Floor Area = 1531 Sq. Feet  
 (Excluding Balcony) = 141.92 Sq. Metres



For illustrative purposes only. Not to scale.  
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements