



RESIDE
—
MANCHESTER

2401 The Heart

Media City UK, Salford Quays, M50 2TH

Asking Price £750,000



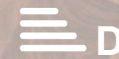
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2401 The Heart

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A stunning penthouse apartment located on the 24th and 25th floor of The Heart, MediaCity. This unique four double bedroom apartment has a high specification throughout. Split over two levels the lower floor includes a large living area, separate dining room/kitchen, utility room, WC & access onto the roof terrace where there is a hot tub. A beautiful glass & wooden spiral staircase takes you up to the top floor where there's four double bedrooms, walk in dresser, three bathrooms & a storage cupboard. Views are a must, no onward chain. A year free parking at the multistorey included.

Introduction

This Penthouse apartment is located on the 24th & 25th floors with circa 1860 sqft of accommodation and a large terrace, superb specification throughout to include underfloor heating, a Media hub with speakers in most rooms and superb views.

The development is entered via secure communal entrance with stairs or lift rise to the 24th floor where the apartment is located.

Living Room

Entered via a wooden front door this impressive living space has laminate effect wooden flooring, a curved wall with floor to ceiling windows and a further sliding door leading onto the terrace, ceiling spotlights, TV, phone & satellite points, a beautiful wooden & glass spiral staircase leading to the top floor, a door to the downstairs WC with tiled floor & a double glazed windows. Further double doors lead into the dining room/kitchen area. Wall mounted alarm system & underfloor heating control panel.

Dining Room/Kitchen

From the living room glass double doors lead into a large dining area which currently houses a table for 8. This spacious area has laminate effect wooden flooring throughout, a large floor to ceiling double glazed window and sliding door onto the terrace, ceiling spotlights, built in ceiling speakers.

The kitchen has a range of high gloss red wall and base units with granite work surfaces, tiled splashback and a further island with extra storage & breakfast bar. Integrated white goods include AEG hob & extractor unit, Electrolux dishwasher and fridge freezer, Zanussi microwave and oven. Under unit LED lighting, ceiling spotlights, sunken sink with mixer tap and a further floor to ceiling window. from the kitchen there is a door leading to a utility room which houses a Zanussi washer/dryer and further kitchen units to match, there is also a fire exit leading to the staircase.

Landing/Mezzanine

From the spiral staircase the landing offers room for an impressive Chandelier/pendant light fitting, a further door leads to a corridor with two wall mounted radiators, ceiling spotlights, door to storage cupboard and fire exit/staircase and further doors leading to the rest of the accommodation.





Master Bedroom

This spacious bedroom is accessed directly of the mezzanine landing via a wooden door, the room is fully carpeted and includes a walk in dressing area with fitted shelves, drawers, rails and a wall mounted floor to ceiling mirror. The large double glazed windows offer ample light to the room. Underfloor heating, ceiling spotlights, TV & phone point and ceiling speaker.

En-Suite Bathroom

A spacious en-suite offers a freestanding bath, walk in rain shower, low level WV, sink and BD. Tiled flooring & fully tiled walls, granite shelf, wall mounted towel rail, ceiling speaker and mirrored cabinets allow room for toiletries. Large floor to ceiling double glazed window offers plenty of natural light.

Bedroom Two

Double bedroom with large multi-paned windows with views over the City Centre. Carpeted, wall mounted electric heater, ceiling spotlights, built in wardrobe, ceiling speaker, TV and phone points and a door to the en-suite.

En-Suite

Walk in shower tray with rain shower, low level WC, sink and mixer tap. Tiled walls and flooring, wall mounted towel rail, granite shelf & mirrored shelving unit.

Bedroom Three

Double bedroom with large multi-paned window, carpeted, wall mounted electric heater, ceiling spotlights, built in wardrobe, ceiling speaker, TV and phone points and a door to Jack & Jill en-suite.

Bedroom Four

Double bedroom with wooden effect laminate flooring, multi-paned double glazed windows, wall mounted heater, ceiling spotlights, ceiling speaker, TV point.

Roof Terrace

Large terrace area offering plenty of seating space and an outdoor hot tub. Stunning views.

Leasehold

Length Of Lease-
Ground Rent- £250 per year

- Duplex Penthouse Apartment
- Approx 1860sq ft
- Four Double Bedrooms
- Large Terrace Area
- Two Reception Rooms
- Walk in Dressing Area
- Three Bathrooms
- Stunning Views
- Media City
- EPC Rating D



Floor Plan



Viewing

Please contact our Reside Manchester Office on 0161 837 2840 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

