



Quooker  
The original boiling water tap

Quooker  
Park

Controlled  
ZONE  
8 am - 8 pm





# Apt 506 Beaumont Building, Mirabel Street, Manchester, M3 1DY

EWS1 Available - Mortgage and Cash Buyers Invited.

Jordan Fishwick are pleased to offer for sale this stunning FIFTH FLOOR one bedroom apartment in the popular Beaumont Building, just a 3 minute walk from Deansgate. The apartment is perfectly located giving easy access to Arndale Centre, Spinningfields and AO arena on the doorstep. The apartment briefly comprises of: entrance hall with storage cupboard, large open plan kitchen/living room with office/dining space leading to sunny balcony, large bedrooms and upgraded bathroom off the hallway. LIFTS TO ALL FLOORS.

## Offers Over £165,000

### Viewing arrangements

Viewing strictly by appointment through the agent

245 Deansgate, Manchester, M3 4EN 0161 833 9499 opt 3

### Entrance Hall

Wooden flooring. Large cupboard with space for washing machine. Access to all rooms.

### Living Room

22'0" x 9'5"

Wooden flooring. Upgraded wall mounted elec heater. Ceiling lights. TV and telephone points. Open with kitchen. Door leading to balcony.

### Kitchen

Range of wall and base units with worktops over. Sink with mixer tap. Integrated fridge, freezer and dishwasher. Cooker with hob and extractor over. Spotlights.

### Bedroom

11'6" x 9'1"

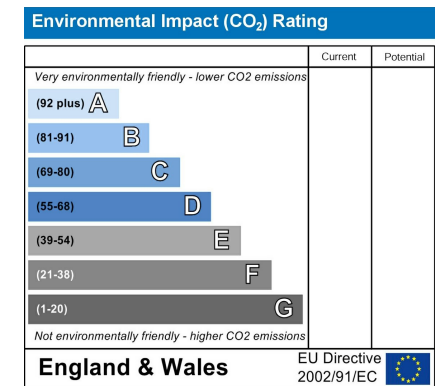
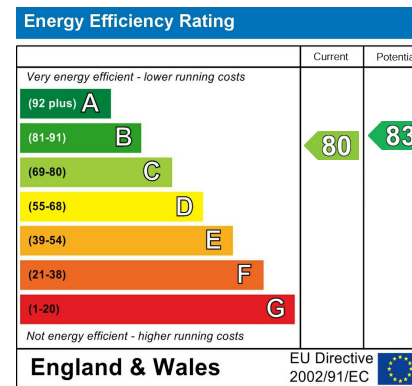
Wooden flooring. Upgraded wall mounted elec heater. Ceiling light.

### Bathroom

Upgraded bathroom suite, tiled and mermaid board. Bath with rainhead shower over. Floating sink with vanity unit. Low level W/C. Heated towel rail. Shaver point.

### Additional Information

Lease -125 years from 31 May 2001  
Service charges - £157.74 per month  
Ground rent - £150 per year  
Council Tax Band C

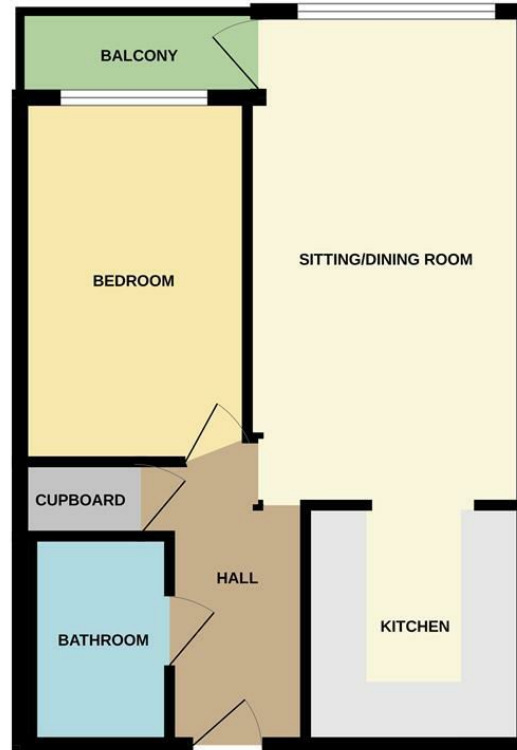








5TH FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only.  
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