



# Apt B10-1 Great Northern Tower, 1 Watson Street, Manchester, M3 4EH

Jordan Fishwick are pleased to offer for sale this stunning 10th floor apartment occupies a prime position just off Deansgate. Accommodation briefly comprises entrance hall with storage cupboard housing washing machine. Spacious open-plan lounge/ kitchen with all fitted appliances and balcony off offering unrestricted views towards South Manchester. Two large double bedrooms with master benefiting from modern en-suite bathroom and additional family bathroom. Furnished. 24 Hour Concierge. No parking. EPC Rating B. Tax Band E.

\*Cladding works are due but are fully funded via the governments Building Safety Fund/or Developer Pledge. Mortgage buyers may be accepted, please discuss with your mortgage advisor/the branch.\*  
The ground rent may cause concerns with your lender, please check prior to viewing.

## Price £249,950

### Viewing arrangements

Viewing strictly by appointment through the agent

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

### Entrance Hall

Laminate flooring. Storage cupboard. Intercom system.

### Living Room/Kitchen

22'10" x 13'1"

Range of wall and base units with worktop over. Grill and oven with hob and extractor over. Integrated fridge/freezer and dishwasher. Sink with mixer tap. Laminate flooring. Wall mounted electric heater. TV and telephone point. Wall and ceiling lights. Access to balcony.

### Bedroom One

15'3" x 11'11"

Laminate flooring. Wall mounted heater. Wall and ceiling lights. Access to en-suite.

### En-suite

Tiled shower room. Sink with mixer tap. Low level W.C. Shaver point. Heated towel rail. Spotlights.

### Bedroom Two

10'7" x 9'6"

Laminate flooring. Wall mounted heater. Wall and ceiling lights.

### Bathroom

Tiled bathroom. Bath with mixer shower over. Sink with mixer tap. Low level W.C. Shaver point. Heated towel rail. Spotlights.



## Externally

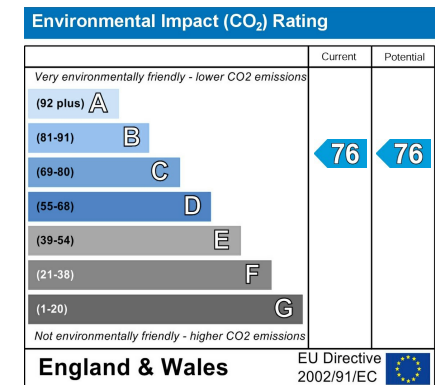
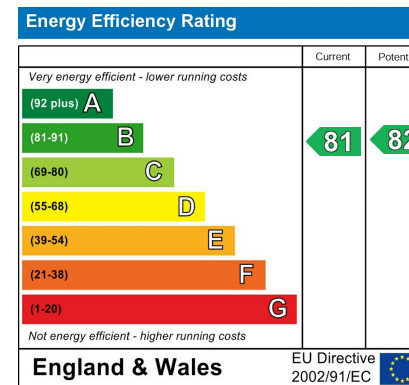
Lifts to all floors. 24 hour concierge. Private balcony with stunning views.

## Additional Information

Service charges - £3464 per annum

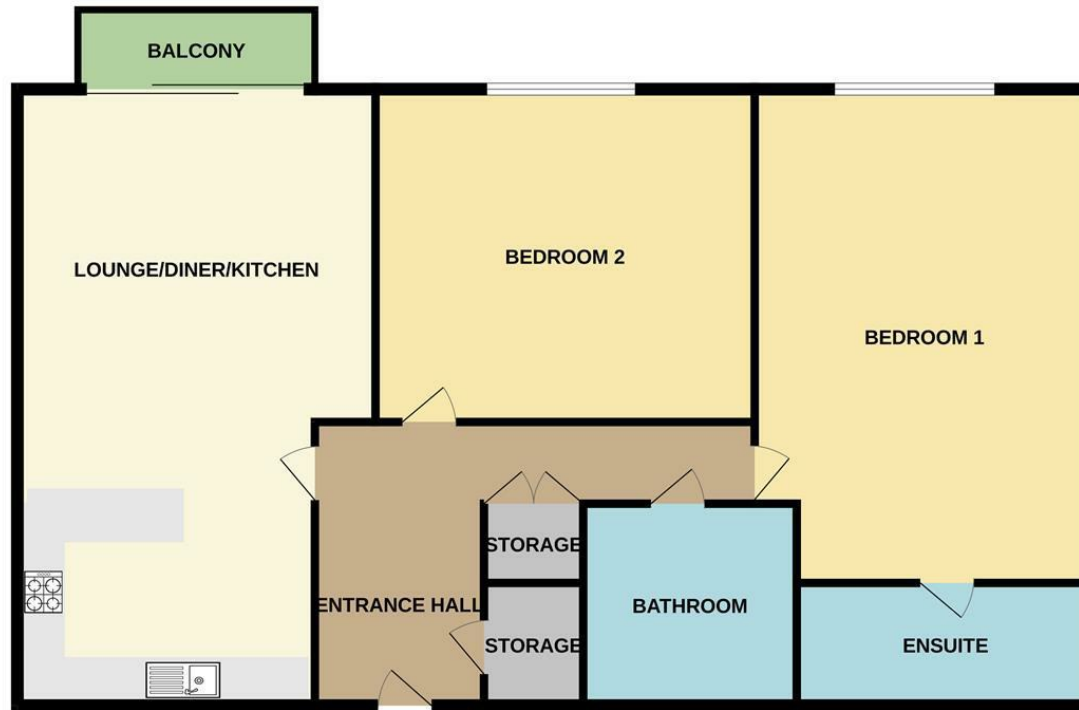
Lease - 150 years from 2003

Ground Rent - £413 per annum





## 10TH FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only  
Made with Metropix ©2024



These particulars are believed to be accurate but they are not guaranteed and do not form a contract. Neither Jordan Fishwick nor the vendor or lessor accept any responsibility in respect of these particulars, which are not intended to be statements or representations of fact and any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Any floorplans on this brochure are for illustrative purposes only and are not necessarily to scale.

Offices at: Chorlton, Didsbury, Disley, Hale, Glossop, Macclesfield, Manchester Deansgate, Manchester Whitworth Street, New Mills, Sale, Wilmslow and Withington

245 Deansgate, Manchester, M3 4EN

0161 833 9499 opt 3

[manchester@jordanfishwick.co.uk](mailto:manchester@jordanfishwick.co.uk)

[www.jordanfishwick.co.uk](http://www.jordanfishwick.co.uk)



