



# Apt B206 East Tower, Deansgate Square, Manchester, M15 4UA

\*UNDERGROUND PARKING SPACE AVAILABLE TO PURCHASE AT AN ADDITIONAL £40,000\*

Jordan Fishwick are pleased to offer for sale this stunning THREE BEDROOM 2nd floor corner apartment at East Tower, Deansgate Square, an iconic development that stands as a testament to modern luxury.

Elevate your lifestyle with access to an array of state-of-the-art leisure facilities, designed to cater to your every need and desire. Immerse yourself in the ultimate leisure experience, and find solace in the meticulously crafted lounges and co-working spaces that grace the premises. A mix of luxury and functionality greets you as you step into this remarkable residence. The entrance hallway beckons, leading you into a capacious living room that seamlessly melds with the bespoke kitchen units, boasting integrated NEFF appliances that include a hob, oven, fridge-freezer, dishwasher, and wine cooler. Rest and rejuvenate in two generously proportioned double bedrooms, with the master bedroom offering an en-suite shower room. There is also an additional bedroom which is currently set up as a study. Completing the ensemble is a high-specification three-piece bathroom suite, where ambient mood lighting and Duravit sanitary ware harmoniously converge to create a spa-like ambiance. The floor-to-ceiling windows unveil breath-taking views, inviting the outside world to blend seamlessly with your luxurious interior. As a resident, you will have full access to the conveniences on site including pool, gym, rentable suites for work or play, and a 24-hour concierge service, ensuring that your every need is met with efficiency and care. Your aspirations of an elevated lifestyle are not merely met but exceeded in the East Tower at Deansgate Square.

## Price £550,000

### Viewing arrangements

Viewing strictly by appointment through the agent  
245 Deansgate, Manchester, M3 4EN 0161 833 9499 opt 3

#### Entrance Hallway

Wooden flooring. Spotlights. Access to all rooms.  
Cupboard housing water tank and washing machine.

#### Living Room/Kitchen

23'5" x 21'3"

Range of wall and base units with complimentary worktops over. Sink with mixer tap. Cooker and microwave/grill, dishwasher, fridge freezer all integrated. Wine cooler. Wooden flooring. Spotlights. TV and telephone point. Air vent panel door. Wall mounted Bluetooth electric heater.

#### Bedroom One

15'1" x 9'2"

Fitted carpet. Spotlights. Access to ensuite. TV point. Wall mounted Bluetooth electric heater. Fitted wardrobes.

#### En-suite

Fully tiled shower suite. Low level w/c. Sink with mixer tap. Shower cubical with rainhead shower. Mirrored vanity unit with shaver point. Heated towel rail.

#### Bedroom Two

11'11" x 9'1"

Fitted carpet. Spotlights. TV point. Wall mounted Bluetooth electric heater. Fitted wardrobes.

#### Bedroom Three

13'1" x 9'3"

Fitted carpet. Spotlights. . TV point. Wall mounted Bluetooth electric heater.

## Bathroom

Fully tiled bathroom suite. Low level w/c. Sink with mixer tap. Bath with rainhead shower over. Mirrored vanity unit with shaver point. Heated towel rail.

## Externally

Lifts to all floors. 24 hour concierge. Gym, pool, rentable work suites, tennis/sports court, spa rooms. Cafe and other restaurants on site. Option to purchase parking space at £40,000.

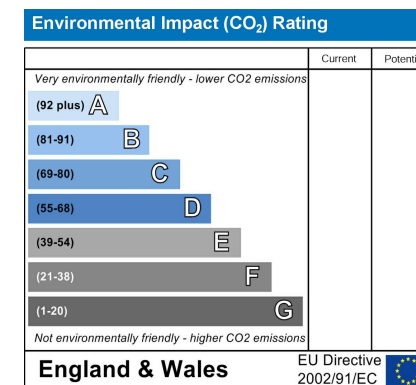
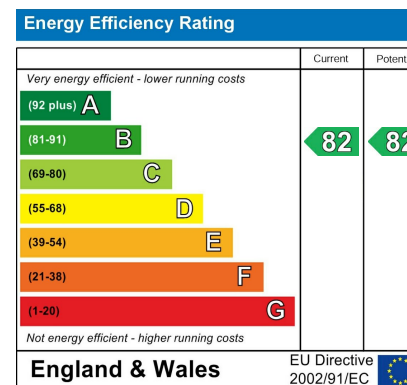
## Additional Information

Service charges - £4068 per annum

Ground rent -

Lease - 989 years remaining (From and including 1 January 2019 and including 31 December 3008)

Managing agent - Zenith





# Three Bedroom

APARTMENT | 3A.02

OVERALL:

106.05 M<sup>2</sup> | 1142 FT<sup>2</sup>



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.

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