



810 Linter Building 44 Whitworth Street, Manchester, M1

3AW

Guide price £380,000



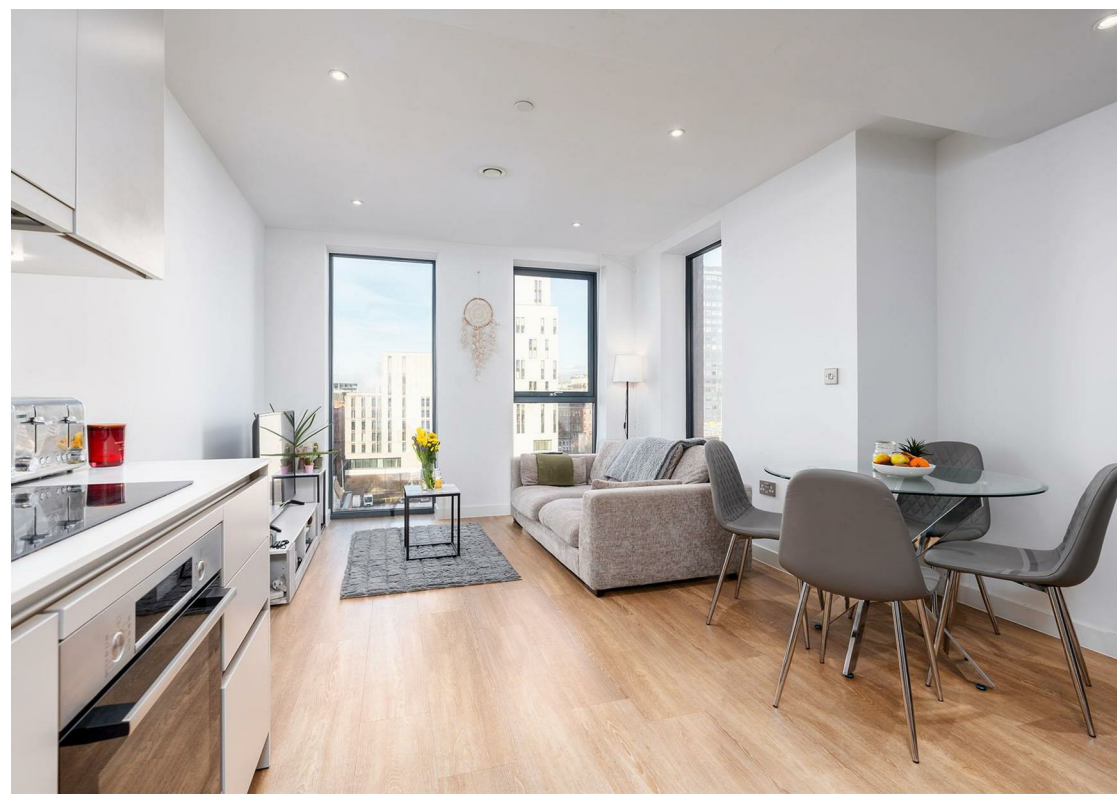
NO ONWARD CHAIN - SUPERB FIRST TIME BUY - SOLID INVESTMENT - PARKING SPACE INCLUDED!

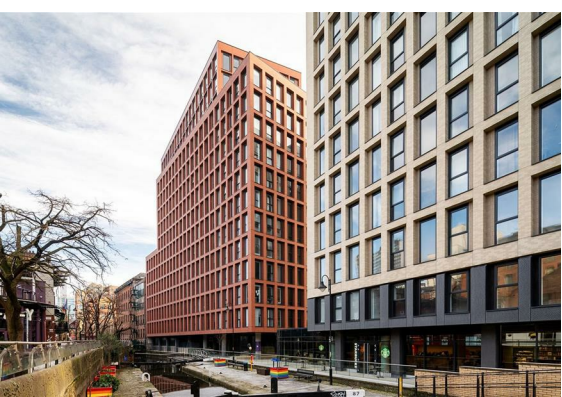
A stunning newly built 8th floor corner apartment, offered to the market fully furnished, with awesome far reaching views, state-of-the-art Wellness Centre, gym, recently opened main brand coffee shop and 24 hour concierge service.

This striking, well proportioned apartment is flooded with natural light, beaming through the bespoke floor to ceiling windows. A fluid layout consists of an open entrance foyer with fitted utility cupboard, plus a vital additional storage cupboard, sleek and contemporary fitted kitchen/diner with high specification integrated appliances, a dual aspect living area, two fantastic double bedrooms, with a luxury en suite to the principle and fitted wardrobe.

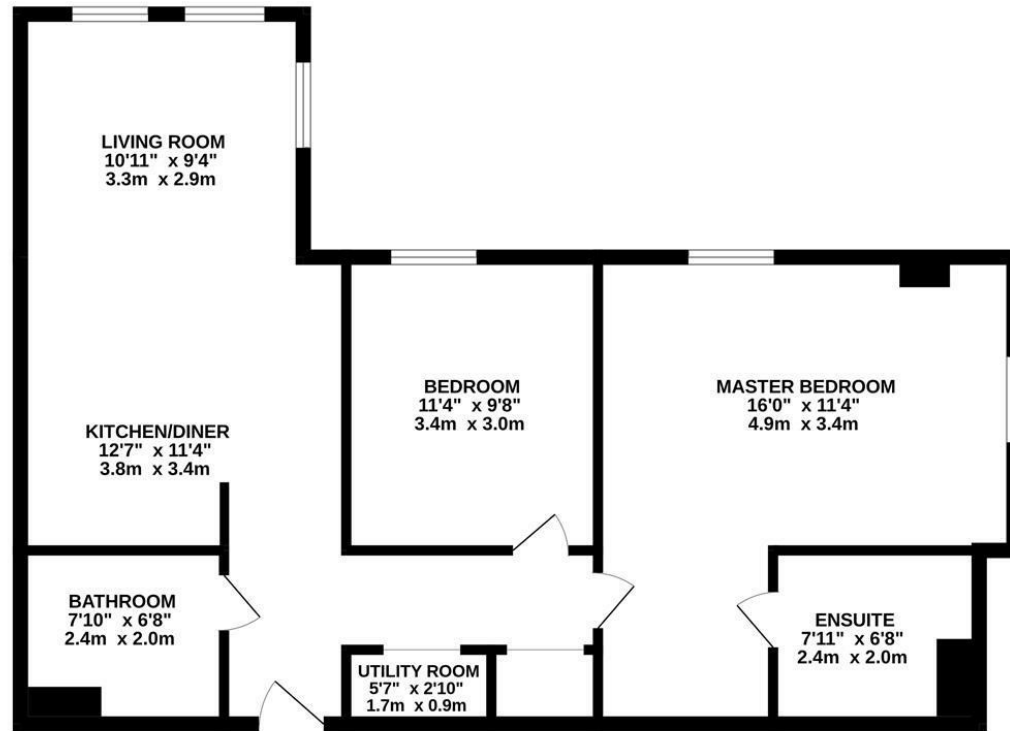
Further noteworthy benefits include secure bicycle storage, great energy efficiency, close proximity to Oxford Road or Piccadilly train stations, the development has an EWS1 form with B1 rating and the enviable location is right in the beating heart of Manchester.

What more could you possibly want?
Just move in!





8TH FLOOR
771 sq.ft. (71.7 sq.m.) approx.



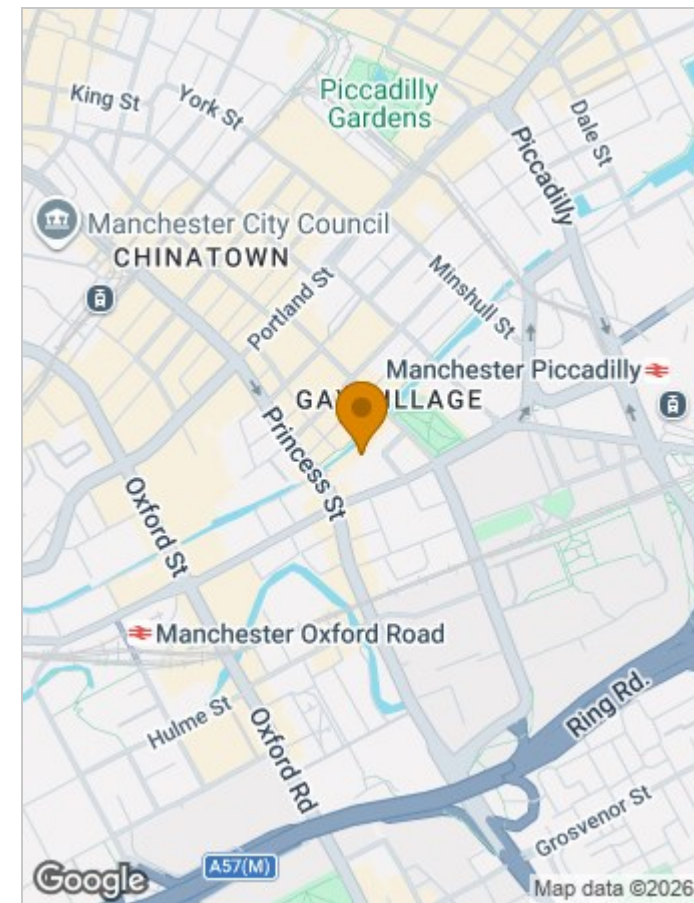
TOTAL FLOOR AREA : 771 sq.ft. (71.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Viewing

Please contact our Mark Coysh Office on 01372 303703 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

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