



301 Deansgate | Manchester | M3 4LT

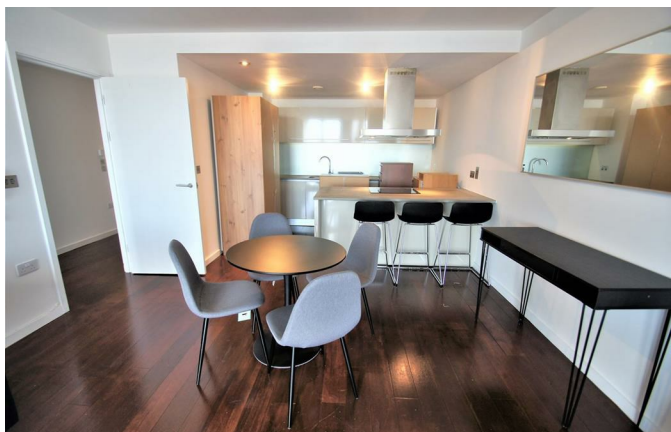
Asking Price £260,000

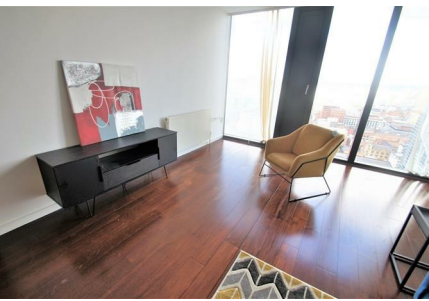


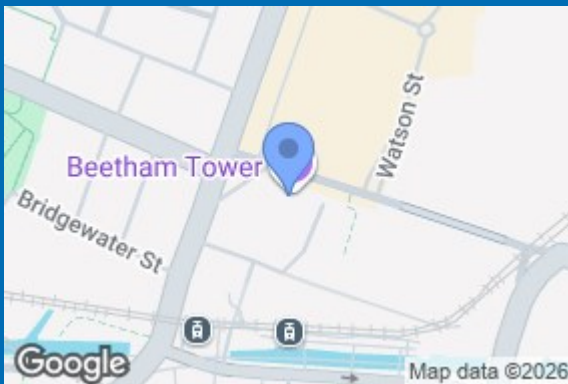
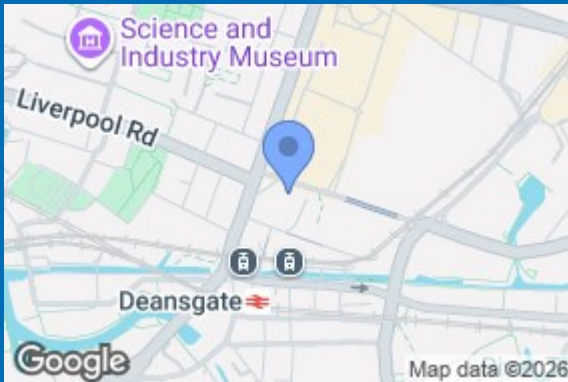
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TWO BEDROOM, TWO BATHROOM APARTMENT WITH PARKING. A stunning two bedroom apartment on the 30th floor of the iconic Beetham Tower development. The 30th floor property, totalling 1,054 sq ft, comprises: entrance hall, storage cupboard, master bedroom with en suite shower room, second double bedroom, bathroom with shower over bath, spacious open plan living & dining room through to fitted kitchen and breath-taking views of the city of Manchester. Further benefits are allocated parking and 24 hour concierge. Located on the city's main street, Deansgate, within a short walk of all the shops, department stores, bars & restaurants the city centre has to offer. Currently let for £1,600pcm, achieving a rental yield of 7.3%. EWS1 NOT IN PLACE - CASH BUYERS ONLY.

- TWO DOUBLE BEDROOMS
- SPACIOUS OPEN PLAN LIVING & DINING ROOM
- 30TH FLOOR
- 24 HOUR CONCIERGE
- ICONIC DEVELOPMENT
- BATHROOM & EN SUITE
- 1,054 SQ FT
- STUNNING VIEWS
- PARKING
- DEANSGATE LOCATION







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(12 plus) A		
(81-91) B	84	84
(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	

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