



3
Bedrooms

3
Bathrooms



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Introduction - This unique three bedroom Penthouse with separate one bedroom garden house is located at the top of the popular development Hill Quays. The development completed around 2007 and is superbly located at the South end of Deansgate in the 'Knott Mill' area and remains ever popular due to its location with easy access to train and tram stations as well as superb access to the motorway networks, and benefits from a very high specification throughout.

The development benefits from an fully-equipped gymnasium that makes health club membership unnecessary and is free for building residents. The building has a daytime caretaker and is entered via secure communal entrance where the lift rises to the 8th floor where this apartment is located.

A fully-integrated home entertainment system has been incorporated into the apartment, allowing operation of any TV in the house or any radio station from an iPad. Speakers have also been installed throughout the apartment with a central system allowing music to be played in various rooms at any one time

Hallway - Enter from the 8th floor via wooden front door to large hallway with marble effect tiled flooring, low level wall mounted lights, ceiling spots and pendant light fitting, ceiling speakers, partially tiled feature walls and doors circulating to the rest of the accommodation

Large Living Area - Large, custom manufactured double doors open to a spacious living area with wooden flooring, benefiting from floor to ceiling double glazed windows overlooking the city centre, air conditioning, ceiling spots and recessed lighting, ceiling speakers, electric fire place feature with wall mounted Samsung 65 inch, flush-mounted Tv and opening to kitchen

Living area comes with a separate bar with tiled flooring, granite bar top, partially tiled walls, black sink and double doored wine fridge. Wall mounted intercome system, air con control and video entry system

Kitchen - Enter into kitchen area with double glazed window and room for a dining table, fully tiled floors with Corian work surface, black high gloss base and wall units, ceiling spots and recessed ceiling lighting. Also including Poggen Pohl lighting with LED over cabinet lights. Siemens double door fridge/ freezer with ice dispenser, Miele oven, 5 ring Miele hob with Miele extractor hood, integrated coffee machine and AEG integrated microwave, Beko dishwasher, stainless steel 1 1/2 kitchen sink with built in counter drainer. Breakfast bar into living area

Dining Room - Etched glass doors lead into large dining room with floor to ceiling windows overlooking the city, wooden floors, ceiling chandelier, air conditioning, wall mounted light fittings, ceiling spots, cabinet with integrated sink, matt black mixer tap and wine fridge. Large double glazed patio door leading onto spacious roof garden with separate one bedroom apartment.

Bedroom One - Spacious King size bedroom, King size bed incorporating a hidden TV at the foot of the bed that rises up at the touch of a button carpeted flooring, low level lighting on entering, wall mounted light fittings, pendant light fitting, ceiling spots, floor to ceiling double glazed windows with door to roof garden, air conditioning, door to large walk in wardrobe with fitted drawers and hanging rails, wall mounted mirror, recessed lighting and ceiling speakers where music or audio from a TV can be listened to whilst dressing

Ensuite One - Leading from the master bedroom, the en suite bathroom has fully tiled flooring and walls, Duravit low level WC, double sink, wall mounted mirrored

shelving unit with a secret and unique TV hidden in the mirror, only noticeable when switched on making it possible to shave whilst still keeping up with the news. Recessed light fitting, ceiling spot lights and speaker, large walk in rain shower with wall mounted TV and additional wall mounted shower head, matt finish electric towel rail.

Main Bathroom - Modern fully tiled walls and flooring, low level Duravit WC and sink, large white bath with wall mounted chrome shower head, mixer tap and integrated TV. In built wall mounted mirrored cupboards, ceiling spots, speakers, extractor fan and towel rail

Bedroom Two - Second King size bedroom, carpeted with steps leading from large, double door, built in wardrobes. This room also includes a built in TV- Plasma on the wall. Ceiling spot lights, pendant light fitting, wall mounted light fitting, ceiling speakers, air conditioning and floor to ceiling double glazed windows with door leading on to the roof garden. Door leading to storage cupboard and ensuite shower room

Ensuite Two - Fully tiled floors and walls, low level WC, Duravit double hand basin with chrome mixer tap, built in mirrored storage cupboard, grey matt finished towel rail, step to shower area with chrome fittings, rain shower head, separate wand and integrated TV

Bedroom Three - Carpeted flooring to double bedroom, fitted wardrobe and dresser, double glazed window, ceiling spots, wall mounted light fixtures and pendant light fitting, air conditioning, integrated flat screen TV

Study - The study is completed with custom made, cherry wood cabinets and flooring, manufactured especially for this room. Wall mounted lights and ceiling spots, built in shelving unit, double glazed window and ceiling speakers.

Utility Room - The utility room houses a Hotpoint second freezer, in addition to the large fridge freezer in the kitchen. Hotpoint Washing machine and separate dryer. Tiled flooring, ceiling spots, contemporary work surface, wall and base cream gloss units

Additional One Bedroom Guest House - In addition to the large penthouse, at the end of the roof garden there is a unique feature for a city center apartment, this is the en suite guest house. It is an ideal additional bedroom for family and friends. The additional room consists of large double glazed windows and doors, carpeted floor, wall mounted radiator, ceiling spots, built in speakers. En-suite shower room has tiled flooring, fully tiled walls, large vanity mirror and tiled display shelf. Three piece white bathroom suite with built in under the sink storage, Chrome fittings, ceiling spots and extractor fan.

Service charge is approx. £3,600 per annum

Ground rent is £350 per annum

Potential Rent £4,750 pcm

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