



**2 Bed Apartment**

**£2,000 per month**

Dickinson Street, Manchester, M1

**Key Features**

Stunning Penthouse Apartment • Two Spacious Bedrooms • Two Bathrooms •  
Mezzanine Level • Huge Loft Space • Secure Underground Parking • Three Floors •  
Available immediately

## Full Description

We are pleased to offer this stunning triplex apartment in Tuscany House, located in the very heart of Manchester city centre, steps from the town hall, central library, the village and China Town. The apartment has recently undergone an extensive renovation and a number of upgrades to internal fittings and has been redecorated. This includes a stunning new kitchen with breakfast island and bar seating, integrated appliances that are all AEG and include; coffee machine, washer / dryer, microwave & combi oven, dishwasher, separate wine cooler and a central ventilating induction hob. There is also a free standing Smeg fridge freezer.

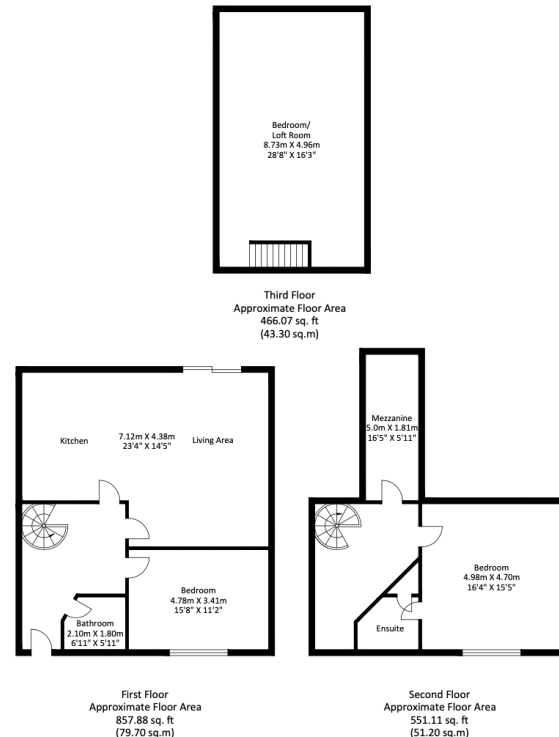
The apartment features two large double bedrooms, one on the ground floor and a master bedroom with ensuite on the first floor.

On the ground floor there is a huge open plan kitchen and living area; furnished with stylish black leather cinema style reclining seating. The double height ceilings and full height windows, provide lots of natural light and feeling of space. The room features an 85" smart Sony Bravia television with Sonos audio system, providing Doby 5.1 surround sound and deep bass woofer - ideal for movies and gaming.

There are automated electric blinds in living room which can be controlled via app or voice control using Alexa. The room features fibre optic lighting, which allows atmospheric coloured lighting in the evenings. There is a multi room Sonos music/sound system, with surround sound in living room and in ceiling speakers in main bathroom and bedroom. The system can be controlled using the Sonos app, with different sources playable in different rooms using Alexa or Sonos app.

There is also a mezzanine level, which over looks the living room and would make a great home office or library. On the third floor there is another large room, which would could be used for a variety of functions and would make a perfect space for entertaining. It has been furnished with a table tennis table and poker table.

A Crestron lighting system has been installed in all



Approximate Gross Internal Area = 174.20 sq m / 1875.06 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

## Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72   C
55-68	D		
39-54	E	47   E	
21-38	F		
1-20	G		

rooms, for full control of lighting. Wall panel wifi heaters have also been installed in all rooms, which again can be fully controlled using the app.

Security upgrades include, automated door locks controlled via app and keypad and Texecom door alarm and movement sensors, to detect and alert unauthorised access to the apartment.

Other benefits include one secure underground parking space and intercom entry. For more information or to book a viewing contact Townhouse today.



### Strict Codes of Practice

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