



2 Bed Apartment

£2,750 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

Full Description

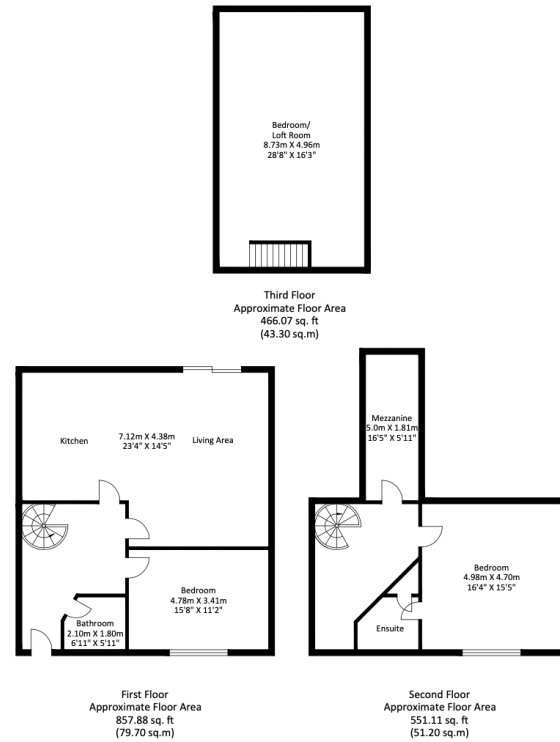
We are pleased to offer this stunning triplex apartment in Tuscany House, located in the very heart of Manchester city centre. The apartment has recently undergone an extensive renovation and a number of upgrades to internal fittings. This includes a stunning new kitchen with breakfast island and bar 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 Dobby 5.1 surround sound and deep bass woofer - ideal for movies and gaming.

An Xbox one is also provided, perfect for gaming and access to live Digital TV, utilising Sky Go with access to live sky channels including Sky Atlantic, Sky Sport and BT sport. 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. This allows popular services such as Spotify and Apple Music to be streamed in high quality in the main rooms. There is also a pre installed iPad for access to connected devices and apps for control of all devices in the apartment and pre configured Amazon Alexa Show unit for voice control of connected devices.



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		

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.

A Crestron lighting system has been installed in all rooms, for full control of lighting via the Alexa and Crestron app. Wall panel wifi heaters have also been installed in all rooms, which again can be fully controlled using the app.

Security upgrades include, automated Texecom 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.

Available immediately