



## **One Port Street, Manchester, M1 2EG**

**£461 Per Week**

BRAND NEW 28TH FLOOR TWO BEDROOM 2 BATHROOM APARTMENT LOCATED IN MANCHESTER'S PREMIER DEVELOPMENT "ONE PORT STREET"

28TH FLOOR, FURNISHED TO A HIGH STANDARD, EXCELLENT VIEWS

WALK TO MANCHESTER PICCADILLY STATION, NORTHERN QUARTER & ANCOATS

RESIDENTS AMENITIES INCLUDE POOL, HOT TUB, GYM, CINEMA, TERRACE GDN, RES WORKSPACES, LOUNGES & 24 HOUR CONCIERGE

Marketing of On-Site Amenities and Agent Indemnity.

The Agent is authorised to market the building's on-site amenities by their client (the landlord), including but not limited to the concierge services and gym facilities (collectively, the "Amenities"), based strictly on descriptions and specifications provided by the Client & or the developer. The Agent acts solely as a marketing representative and exercises no operational control, management, or oversight over the Amenities and as such the amenities are subject to change or withdrawal by the freeholder/developer or their representatives.

- ONE PORT STREET M1
- FANTASTIC VIEWS FROM THE APARTMENT
- CONCIERGE
- AVAILABLE 1ST MAY 2026
- 28TH FLOOR, 2 BED 2 BATH APARTMENT
- WALK TO PICCADILLY STATION, NORTHERN QUARTER & ANCOATS
- SPACIOUS BRAND NEW ONE BEDROOM APARTMENT
- MANCHESTER'S PREMIER DEVELOPMENT
- POOL, GYM, CINEMA, TERRACE GDN, WORKSPACES
- WELL FURNISHED

**One Port Street, Manchester, M1 2EG**



**RESIDENTS SWIMMING POOL**



**COMMUNAL AREA**



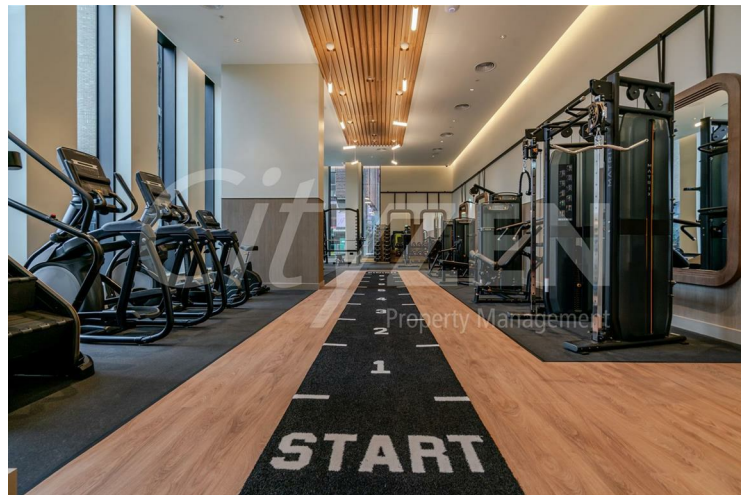
**RESIDENTS SWIMMING POOL**



**YOGA STUDIO**



**CHANGING ROOM**



**RESIDENTS GYM**

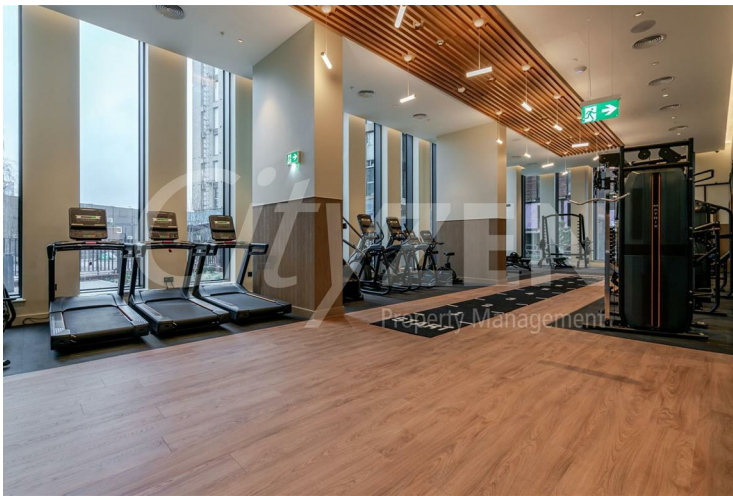
# One Port Street, Manchester, M1 2EG



RESIDENTS GYM



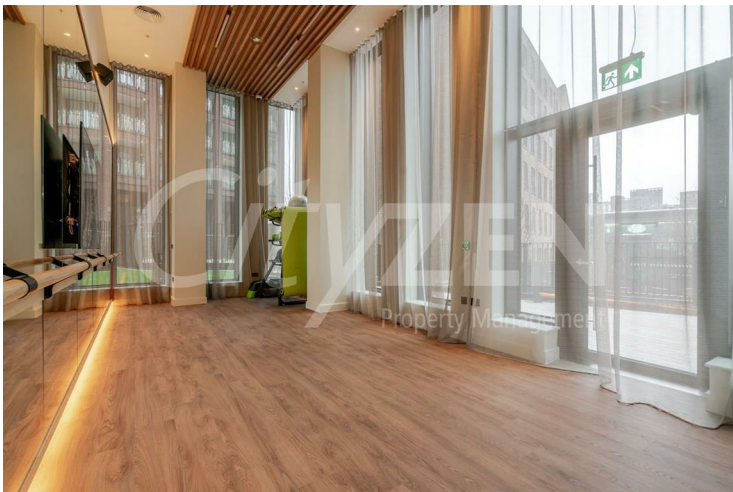
COMMUNAL LOUNGE AREA



RESIDENTS GYM



COMMUNAL LOUNGE AREA



RESIDENTS GYM



COMMUNAL LOUNGE AREA

# One Port Street, Manchester, M1 2EG



COMMUNAL LOUNGE AREA



COMMUNAL LOUNGE AREA



ONE PORT STREET



ONE PORT STREET



BEDROOM

**One Port Street, Manchester, M1 2EG**



**BEDROOM**



**RECEPTION**



**SHOWER ROOM**



**RECEPTION**



**RECEPTION**



**RECEPTION**

# One Port Street, Manchester, M1 2EG



RECEPTION



VIEW



BEDROOM



BEDROOM



BEDROOM



BATHROOM

# One Port Street, Manchester, M1 2EG



KITCHEN



KITCHEN



KITCHEN



RECEPTION

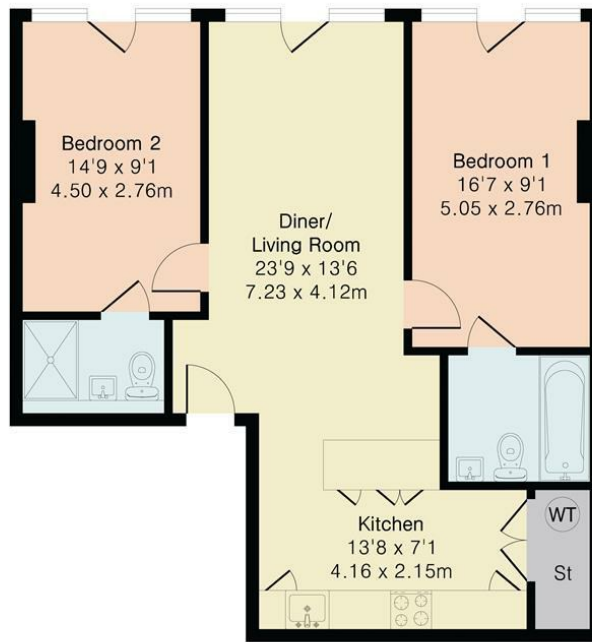


RECEPTION



VIEW

## Approximate Gross Internal Area 762 sq ft - 71 sq m



Twenty-Eighth Floor



| Energy Efficiency Rating  |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs                     |  |                         |           |
| (92 plus) A   |  |                         |           |
| (81-91) B   |  | 85                      | 85        |
| (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 |           |
| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |  |                         |           |
| England & Wales   |  | EU Directive 2002/91/EC |           |

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.