



# Blade Tower, Manchester

£400,000 Leasehold

2 bed 2 bath apartment

## Description

NPP Residential is proud to present this luxury 2-bedroom, 2-bathroom apartment on the 20th floor in The Blade development. This stunning property benefits from a gym, sauna, 24-hour concierge, communal co-working space, and terrace.

This immaculate apartment comprises from a large open plan kitchen and living area with a modern fully fitted kitchen with Bosch appliances and wine fridge, two spacious double bedrooms with the master benefitting from an ensuite and a main three piece bathroom suite.

This development features a modern, cutting-edge gym with an additional studio for fitness classes and a sauna/steam room. It also includes a rooftop terrace designed to enjoy afternoon sunlight on the podium level, a residents' lounge, and a picturesque community park at ground level.

Situated in the heart of Manchester city centre this apartment is in the perfect location with many shops, bars and restaurants right on your doorstep with excellent transport links via Deansgate train station less than two minutes walking distance.

Council Tax Band: D (Manchester City Council)  
Tenure: Leasehold (950 years)  
Ground Rent: £249 per year



Service Charge: £2,878 per year

**Tenure**

Leasehold



**Floor Plan**  
Floor area 77.9 sq.m. (838 sq.ft.)

**Total floor area: 77.9 sq.m. (838 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>	<b>85</b>	<b>85</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		

Viewing by appointment only  
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