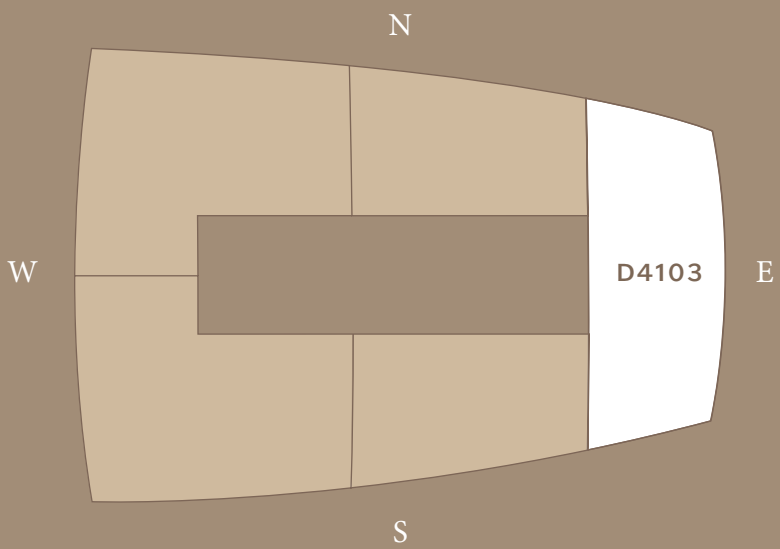
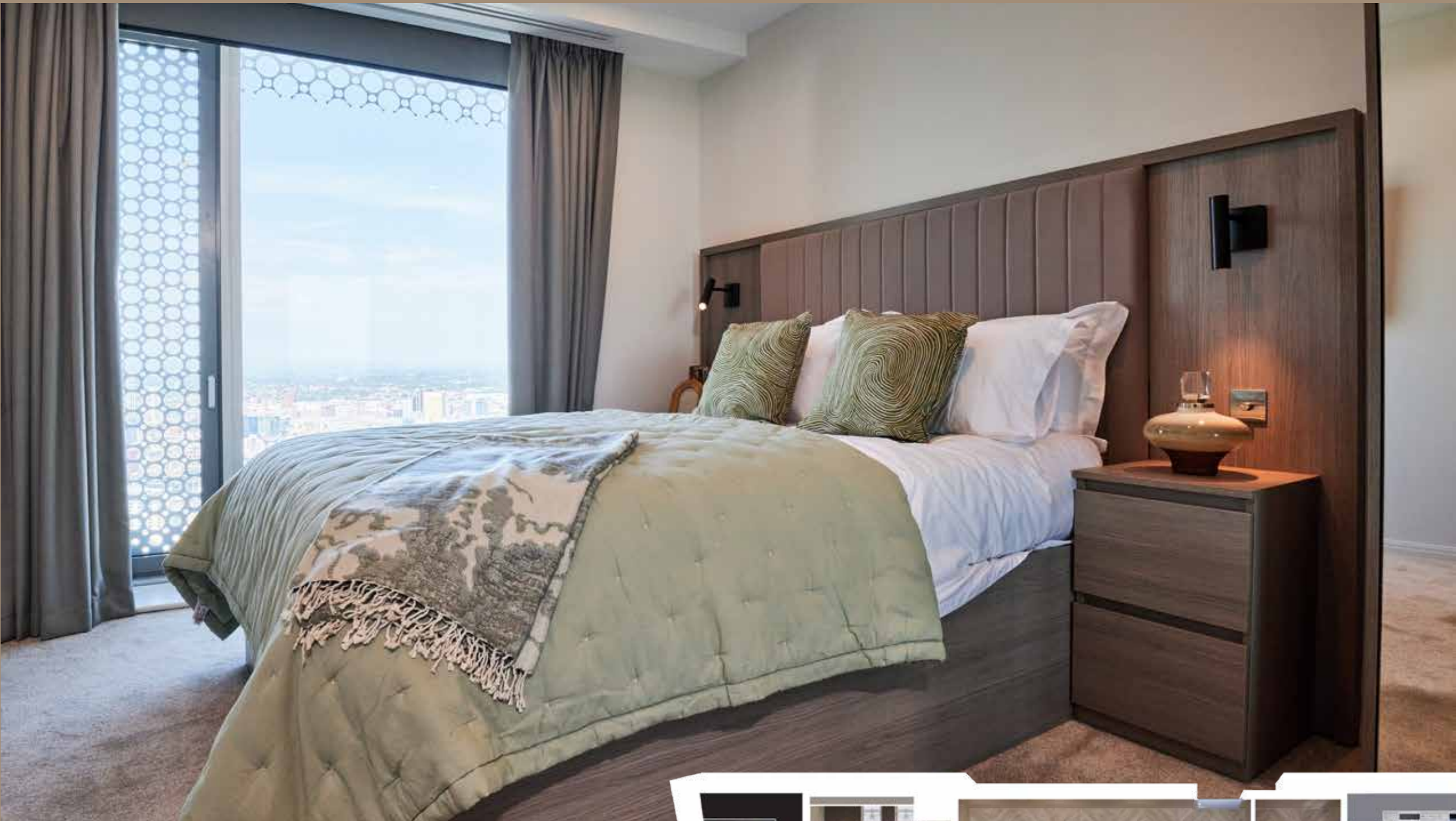


BIRCHWOOD PENTHOUSE

APARTMENT: D4103

 FLOOR 41	 117 SQ M	 2 BEDROOMS	 3 BATHROOMS	 SOUTH/EAST/NORTH
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SIGNATURE FEATURES

- **Panoramic views** across Manchester
- **Fully air-conditioned** with comfort-cooled air handling system
- **Open-plan luxury living** with full-height glazed walls and skyline views
- **Amtico herringbone floors** and designer lighting features with dimmable settings
- **Media wall** with backlit LED lighting, gaming console friendly
- **Walnut veneer doors** and USB-C stainless steel sockets throughout
- **Destination-controlled lifts** for swift access
- **Vented utility cupboard** with washer/dryer
- **Family shower room** with premium finishes

LIVING & DINING

- **65” Smart TV** with Sonos Dolby sound bar
- **Calligaris designer dining table** (6 seats) with matching chairs
- **Luxury rugs** and curated artwork
- **Crittall glass doors** leading to main living spaces

KITCHEN

- **Bespoke fitted kitchen** with integrated Siemens appliances
- **Quooker Fusion 3-in-1 tap** for instant boiling, hot, and cold water
- **Siemens** oven, combi microwave, fridge/freezer, and dishwasher
- **Under-counter wine cooler**

PRIMARY BEDROOM SUITE

- **Super-king ottoman bed** with leather headboard and composite memory foam mattress
- **50” Smart TV** and vanity table with chair
- **Fully fitted walk-in wardrobe** with mirrored doors
- **Luxury ensuite** with double vanity

SECONDARY BEDROOM

- **King size ottoman bed** with composite memory foam mattress
- **Built-in wardrobe** and vanity table with chair
- **Luxury ensuite** shower room

Indicative images only. Fixtures and fittings may vary. Soft furnishings not included.



BIRCHWOOD PENTHOUSE



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