

# Portolio



**Offers Over £140,000**

**2/6 THE BERESFORD, 460 SAUCHIEHALL STREET**

Glasgow, G2 3LW



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One bedroom property forming part of the unique Beresford building situated on Glasgow's Sauchiehall Street. This 'B' Listed Art Deco building is centrally located and has an impressive grand entrance foyer with a sweeping staircase and two elevators. The property comprises an entrance hall, spacious open plan living room/kitchen, double bedroom with built-in wardrobe, and shower room. The property benefits from having underfloor heating, double glazing, and well-kept communal areas. The factoring charge is approximately £60 per month.

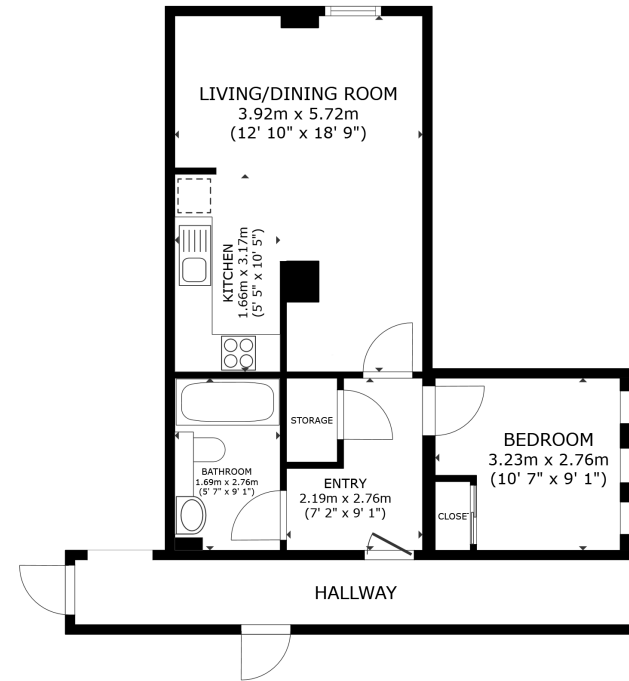
The property is located in Glasgow's vibrant Sauchiehall Street. The property benefits from superb transport links, with nearby bus and subway links, as well as the M8 and national rail connections for travelling further afield. The fantastic public transport allows access to all the city has to offer. Residents also have a wide selection of outstanding amenities and attractions close by that are easily reached by foot.

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## FEATURES

- City centre living
- 1 Bedroom
- B listed Art Deco Building
- Council Tax Band A
- EPC Rating D



FLOOR PLAN

GROSS INTERNAL AREA  
FLOOR PLAN 44.8 m<sup>2</sup> (482 sq.ft.)  
EXCLUDED AREAS : HALLWAY 9.4 m<sup>2</sup> (101 sq.ft.)  
TOTAL : 44.8 m<sup>2</sup> (482 sq.ft.)  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



### DISCLAIMER

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute or form part of an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.