



**JULIE TWIST
PROPERTIES**



The Sorting House, Newton Street, Manchester

£280,000

Julie Twist Properties is excited to present a two-bedroom apartment located in a renovated former Royal Mail Sorting Office development. Located on the second floor, this duplex apartment features an open living area on the top level accessed by stairs. The living area overlooks a fully equipped kitchen with full-height windows that provide lots of natural light to both floors. The apartment also includes two double bedrooms and an underground parking space, as well as an onsite caretaker.

- Two Double Bedrooms
- Secure Allocated Parking Space
- Onsite Caretaker
- Duplex Apartment
- Japanese Style Courtyard Garden
- Former Royal Mail Sorting Office Conversion
- City Centre/Ancoats Location
- Close to Market Street and all Local Amenities

DESCRIPTION

The Sorting House, a secret treasure nestled in the Northern Quarter, was once used as a sorting office for Royal Mail. It has since been transformed into luxurious duplex apartments boasting charming characteristics such as high ceilings and large windows. Additionally, the building offers a stunning Japanese-inspired communal garden area, ideal for enjoying the outdoors during the summer months. Located on Newton Street, you are just a short distance away from Piccadilly, the Arndale Centre, and numerous transportation options, as well as shops, bars, and restaurants.

GENERAL

Rental Yield: 5.6% (based on an expected rental price of £1,300)
 Ground Rent: Peppercorn
 Service Charge: £2,520 pa approx.
 Lease: 999 years from 1 June 2000
 Floor Area: 764 sq. ft approx. (71.0 sq. m approx..)
 Council Tax: C: approx. £1838.44 pa.
 Management Company: Urban Bubble

HALLWAY

Laminate flooring, ceiling lights, access to large storage cupboard housing and a separate utility room with boiler and washer/dryer.

LIVING ROOM

Stairs from the lower level lead to the upper level living room, laminate flooring, semi-open plan with view over the kitchen, phone and TV, spotlights, wall mounted electric heater, access to the second bedroom/study.

KITCHEN

The kitchen comprises wall and base units, fridge/freezer, recently installed kitchen with balance of warranty including four ring Induction hob, integrated dishwasher, stainless steel sink with mixer tap and drainer, laminate flooring and spotlights

BEDROOM 1

Double glazed window, laminate flooring, wall mounted heater, recently installed Sharps custom built wardrobes with balance of warranty, phone/TV point, spotlights.

BEDROOM 2

Double glazed window, laminate flooring, wall mounted heater, phone/TV point and spotlights.

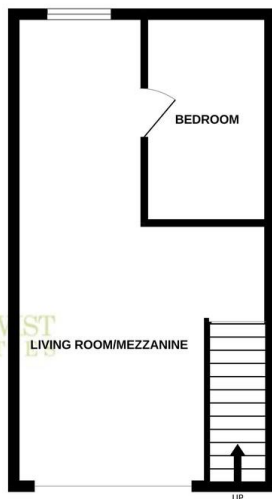
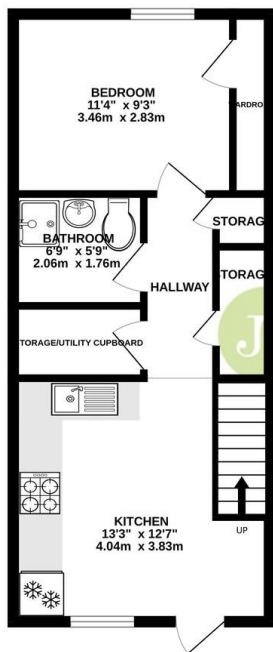
BATHROOM

Accessed via the hallway, a three piece bathroom with recently replaced over-sized shower, storage cupboard, WC and basin, heated towel rail, partially tiled walls, tiled flooring, extractor and spotlights.



GROUND FLOOR
415 sq.ft. (38.5 sq.m.) approx.

1ST FLOOR
322 sq.ft. (29.9 sq.m.) approx.



TOTAL FLOOR AREA: 764sq.ft. (71.0 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error or omission of the apartment. This plan is for illustrative purposes only and should be used as a guide only by prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only, and are not precise. If floor plans were included, these may not be to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	79 C
55-68	D		
39-54	E		
21-38	F		