



**JULIE TWIST  
PROPERTIES**



## **The Sorting House, Newton Street, Manchester**

**£250,000**

Julie Twist Properties are delighted to offer this two-bedroom apartment within a former Royal Mail Sorting Office development. Situated on the second floor, this duplex apartment offers an open plan living area on the upper level which is accessed via stairs and overlooks a fully fitted kitchen which benefits from full-height windows allowing plenty of natural light to both floors and two double bedrooms, there is also the benefit of an underground parking space included with the property as well as an onsite caretaker.

- Two Double Bedrooms
- Duplex Apartment
- Secure Allocated Parking Space
- EWS1 in Place
- Japanese Style Courtyard Garden
- Former Royal Mail Sorting Office Conversion
- Onsite Caretaker
- Close to Market Street & All Local Amenities

## DESCRIPTION

The Sorting House is a hidden gem located in the Northern Quarter and was formerly one of Royal Mail's sorting offices which has now been converted into high spec duplex apartments that provide masses of great character with high ceilings and windows and it also features a fabulous Japanese style communal garden area, which is perfect for sitting out in the summer. Based on Newton Street you are a stone's throw from Piccadilly, the Arndale Centre and plenty of transport links, shops, bars and restaurants.

## GENERAL

Rental Yield: 6.7% (based on an estimated rental price of £1,400pcm)  
Service Charge: £1680pa  
Ground Rent: Peppercorn  
Lease: 999 years from 1 June 2000  
Floor Area: 676 sf ft approx. (62.8 sq. m approx.)  
Council Tax: C: approx. £1,967.57 pa  
Management Company: Urban Bubble

## KITCHEN

The kitchen comprises wall and base units, integrated fridge, integrated washer/dryer, built-in oven with four ring hob and extractor over, stainless steel sink with mixer tap and drainer, laminate flooring and spotlights

## LIVING AREA

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.

## BEDROOM 1

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

## BEDROOM 2

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

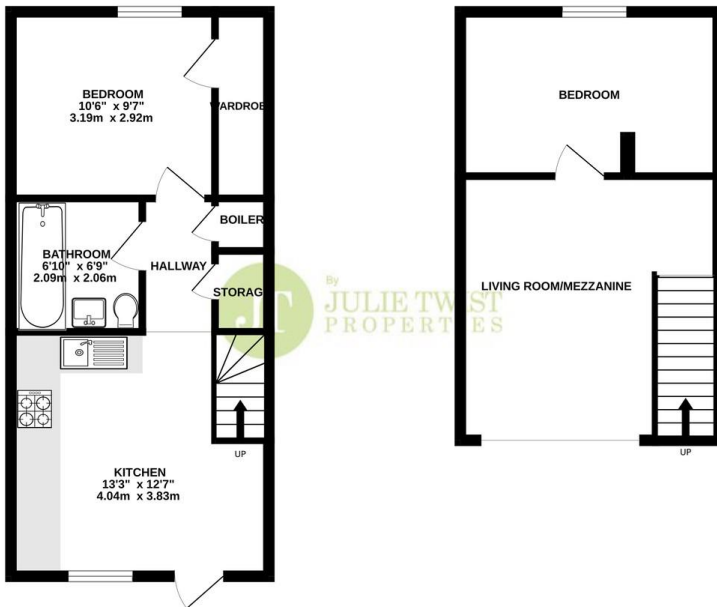
## BATHROOM

Accessed via the hallway, a three piece bathroom comprising bath with shower attachment over, WC and basin, heated towel rail, partially tiled walls, tiled flooring, extractor and spotlights.



GROUND FLOOR  
384 sq.ft. (35.7 sq.m.) approx.

1ST FLOOR  
291 sq.ft. (27.1 sq.m.) approx.



TOTAL FLOOR AREA: 676 sq.ft. (62.8 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2023

**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.