



## **The Birchin, Joiner Street, Manchester - Offers Over £150,000**

Julie Twist Properties brings to the market this 5th floor apartment located in The Birchin, in the Northern Quarter. It offers true city living, with everything you need right on your doorstep. The Northern Quarter is one of Manchester's most vibrant areas, offering a range of restaurants, cafes, bars and shops to suit all tastes. Piccadilly Station and Victoria Station are also within a ten minutes walking distance making travel in and around the city centre super easy.

The apartment comprises a large, double bedroom and also has an additional room which is perfect to use as a home office or guest room! There is an open plan living room and kitchen, which is fully fitted with integrated appliances and double glazed windows span the length of an entire wall, allowing for plenty of natural light. There is also a three-piece bathroom suite that can be accessed via the hallway and a storage cupboard.

- One Double Bedroom
- Office Space
- Northern Quarter Location
- 5th Floor
- Secure Development
- Minutes Walk from Market Street and The Arndale
- EWS1 in Place
- Lift Access



**GENERAL**

Rental Yield: 9.2% (based on an estimated current rental income of £1150pcm)  
Service Charge: £1519.68 pa  
Ground Rent: £167 pa  
Lease: 125 years from 01.01.2004  
Council Tax Band: C  
Floor Area: 511 sq ft (47.5 sq m)  
Management Company: Block Living

**HALLWAY**

Laminate flooring, spotlights, access to storage cupboard housing boiler and wall mounted heater.

**LIVING ROOM**

Double glazed windows that span across the length of an entire wall, laminate flooring, wall mounted heater, phone/TV point, intercom entry system and spotlights.

**KITCHEN**

Open plan to the living area, the kitchen comprises wall and base units, integrated fridge/freezer, integrated dishwasher, built-in oven with four ring hob and extractor over, stainless steel sink with mixer tap and drainer, plumbing and space for a free standing washing machine, tiled flooring, spotlights and extractor.

**BEDROOM**

Double glazed windows that span across the length of an entire wall, laminate flooring, wall mounted heater, spotlights and built in wardrobe with sliding doors.

**ADDITIONAL ROOM**

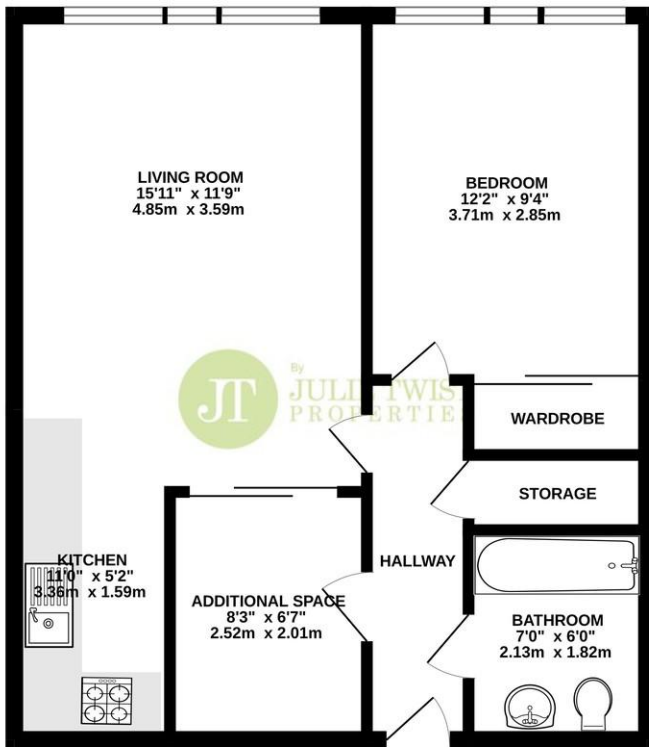
Accessed via the hallway and with sliding doors leading to the living area, there is an additional room that would be perfect for a home office space or additional guest room.

**BATHROOM**

Three piece bathroom comprising bath with shower attachment over, WC, sink with mixer tap, heated towel rail, partially tiled walls, tiled flooring, extractor and spotlights.



FIFTH FLOOR  
511 sq.ft. (47.5 sq.m.) approx.



TOTAL FLOOR AREA: 511 sq.ft. (47.5 sq.m.) approx.

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 mis-statement. 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.  
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