



The Sorting House, Newton Street, Manchester - Asking Price Of £325,000

Julie Twist Properties are pleased to welcome to the market this duplex apartment located on the third (top floor) of the former Royal Mail Sorting Office. On the lower level, the apartment offers a spacious, fully fitted kitchen with integrated appliances, two storage cupboards, a main three-piece bathroom and access to a double bedroom which benefits from an ensuite. Stairs to the upper level, lead you to a bright and airy living space, which has ample room for a study area too, and there is also a second double bedroom. There are large windows on both floors, allowing ample natural light to both floors. Additionally, the property comes with an underground parking space and a caretaker.

The Sorting House is a secret treasure nestled in the Northern Quarter. It has 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.

- Third (Top) Floor Duplex Apartment
- Two Double Bedrooms
- Secure Allocated Parking Space
- Japanese Style Courtyard Garden
- Separate Kitchen
- Former Royal Mail Sorting Office Conversion
- City Centre/Ancoats Location
- Close to Market Street and all Local Amenities

GENERAL

Rental Yield: 5.6% (based on an expected rental price of £1400pcm)
Ground Rent: Peppercom
Service Charge: £3498.60 per annum
Lease: 999 years from 1 June 2000
Floor Area: 874 sq. ft approx. (81.2 sq.m approx)
Council Tax: E
Management Company: Urban Bubble

HALLWAY

Carpeted flooring, ceiling lights, access to two storage cupboards, one of which houses the boiler and stairs leading to the upper level.

KITCHEN/DINING

The kitchen comprises wall and base units, fridge/freezer, four ring induction hob with extractor over, space and plumbing for a washing machine and separate dryer, stainless steel sink with mixer tap and drainer, wall mounted heater, tiled flooring and spotlights.

LIVING AREA

Stairs from the lower level lead to the upper level living area, wooden flooring, semi-open plan with view over the kitchen, phone and TV and spotlights.

BEDROOM 1

Double glazed window, carpeted flooring, wall mounted heater, spotlights and access to the ensuite.

ENSUITE

A three-piece bathroom comprising shower cubicle, WC, sink with mixer tap, towel rail, double glazed window, tiled flooring, tiled walls, extractor and spotlights.

BEDROOM 2

Double glazed window, laminate flooring, wall mounted heater and spotlights.

BATHROOM

Accessed via the hallway, a three piece bathroom with a corner shower cubicle, WC, sink with mixer tap, towel rail, tiled walls, tiled flooring, extractor and spotlights.

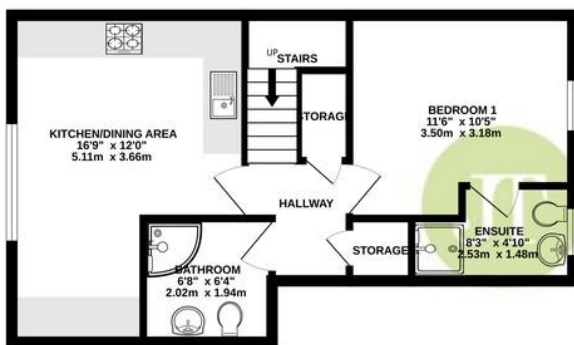
PARKING

The property comes complete with a secure, allocated parking space.



435 sq.ft. (40.4 sq.m.) approx.

439 sq.ft. (40.8 sq.m.) approx.



TOTAL FLOOR AREA : 874 sq.ft. (81.2 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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