



Finlays Warehouse, Dale Street, Manchester - Offers Over £280,000

Julie Twist Properties present this lovely apartment located within the highly sought-after Finlay's Warehouse development.

Finlay's Warehouse is located in the heart of the Northern Quarter and is a Grade II listed warehouse that has been converted into stunning apartments that have floods of character. From exposed brick, sash windows and iron columns, original features have been retained where possible throughout.

The apartment is positioned on the lower ground floor and comprises a spacious hallway with an additional storage deck above the main bathroom, two generously sized double bedrooms, one of which benefits from an ensuite shower room and a spacious living room which is open plan to the kitchen. The kitchen is fully fitted with integrated appliances and also offers an expansive breakfast bar.

Located on Dale Street, you are within a short walk to Piccadilly Train Station, Piccadilly Gardens, Ancoats and an array of bars, shops, cafes and restaurants.

- Grade II Listed Warehouse Conversion
- Two Bedrooms
- Two Bathrooms
- Original Features Retained
- Positioned On The Lower Ground Floor
- Located in Northern Quarter
- Minutes Walk to Piccadilly
- Short Walk to Ancoats & the Arndale Centre

GENERAL

Rental Yield: 6% (Based on expected rental of £1400pcm)
 Service Charge: £2205.04 per annum (includes building insurance)
 Ground Rent: £380.69 per annum
 Ground Rent Review Period: Increases every 10 years inline with RPI
 Lease: 150 years from 1st January 2015
 Square Footage: 752 sq.ft / 69.9 sq.m
 Council Tax Band: D
 Management Company: Zenith
 No Onward Chain!

HALLWAY

Wooden flooring, suspended lighting, access to overhead storage area and access to storage cupboard housing the boiler and with plumbing for washing machine.

LIVING AREA

Double glazed windows, intercom, open brickwork, wooden flooring, phone/tv point, wall mounted heater, suspended lighting.

KITCHEN

Open plan to the living area, the kitchen comprises a range of wall and base units, large island unit with integrated four ring induction hob & extractor over, integrated dishwasher, integrated fridge/freezer, built-in oven, sink with mixer tap, tiled flooring, extractor, spotlights and under unit lighting.

BEDROOM 1

Two double glazed windows, exposed brickwork, carpeted flooring, wall mounted heater, suspended lighting and access to the ensuite.

ENSUITE

Accessed via bedroom 1, the ensuite comprises shower cubicle, WC, sink with mixer tap, tiled flooring, partially tiled walls, spotlights and extractor fan.

BEDROOM 2

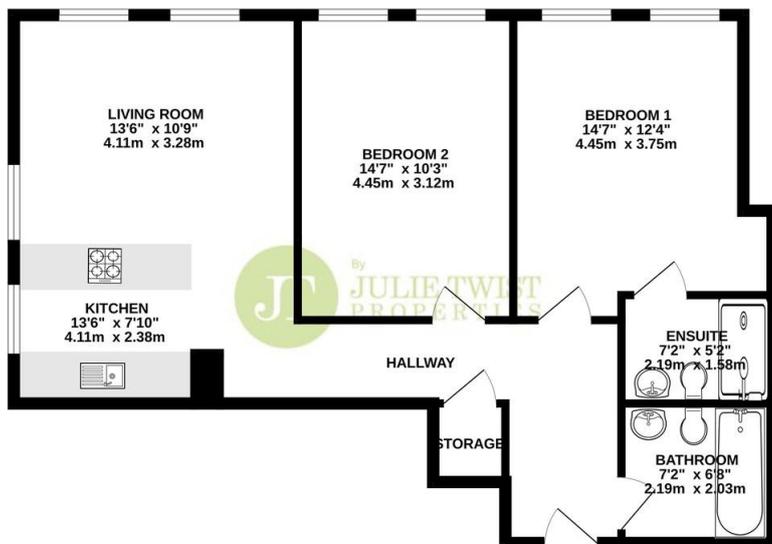
Two double glazed windows, carpeted flooring, exposed brickwork, wall mounted heater and suspended lighting.

BATHROOM

Accessed via the hallway, a 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.



752 sq.ft. (69.9 sq.m.) approx.



TOTAL FLOOR AREA: 752 sq.ft. (69.9 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. Made with Memphis 12/2014

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

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.