



The Sorting Office, Mirabel Street, Manchester - Asking Price Of £260,000

Julie Twist Properties welcomes to the market this large, beautifully modern, two bedroom duplex apartment in the Grade II listed Sorting Office Development positioned on the first floor, which also comes with an underground parking space in the city centre. This property is a rare find; radiating character throughout with double height ceilings, exposed brickwork and exposed steel beams. It is in excellent condition and feels homely due to it being a duplex apartment.

The ground floor consists of an entrance hallway with large WC and under stairs storage. There is a large open plan living room, dining and lounging area which feels especially bright with huge original sash windows overlooking the River Irwell, as well as an open plan kitchen with modern appliances including a dishwasher and washing machine/dryer. Upstairs on the upper level there are two bedrooms of decent size, both of which have the benefit of an ensuite bathroom which offer showers and a bath.

The Sorting Office is a striking Grade II listed building which was sympathetically restored from originally being Manchester's Royal Mail Sorting Office. The building has a secure gated entrance and a 24 hour concierge based in the building next door. The Sorting Office is just a stone's throw away from Victoria Train Station and only a few minutes walk from Market Street, Deansgate and shops such as Harvey Nichols and Selfridges. The Sorting Office location has the perfect blend of being on a quiet street but with a multitude of options for restaurants, cafes, bars, cinema, shops and public transport links, all within an easy and short walking distance.

- Duplex City Centre Apartment
- Two Bedrooms
- Beautiful Grade II listed Conversion
- Two Bathrooms and a WC
- Secure Underground Parking Space
- 5 Minutes' Walk to Harvey Nichols & Selfridges
- 24 Hour Concierge
- Double Height Ceiling & Exposed Brickwork

GENERAL

Rental Yield: 6.46% (based on an expected rental of £1400pcm)
 Service Charge: £4140.00 pa approx = £345pm.
 Ground Rent: £250.00 pa
 Lease: 125 Years from 1st January 2005
 Floor Area: 872 sq ft approx. (81 sq m approx.)
 Council Tax Band: E
 Management Company: Scanlans Property Management

LIVING / DINING ROOM

Two double glazed original listed windows, herringbone flooring, wall mounted heater, phone/TV point, intercom entry system and wall lights.

KITCHEN

Open plan to the living and dining area, the kitchen comprises wall and base units, integrated fridge/freezer, integrated slimline dishwasher, built-in oven, induction hob and extractor over, sink with mixer tap and drainer, integrated washer/dryer, tiled flooring, spotlights and extractor.

WC

Accessed via the ground floor hallway; WC, wash hand basin with mixer tap, partially tiled walls, tiled flooring, extractor and spotlights.

HALLWAY

A large hallway upon entrance with two under-stair storage cupboards and utility cupboard. A modern split staircase welcomes you to the first floor with exposed original steel and timber beams showing the property's original character.

BEDROOM 1

Large glass window overlooking living room below and views of the River Lwell, carpeted flooring, wall mounted heater, phone/TV point, wall lights, Velux remote controlled ceiling window with blackout blind, and entrance to the ensuite with a shower.

ENSUITE

Accessed via Bedroom 1, the ensuite comprises of a shower cubicle, WC, wash hand basin with mixer tap, heated towel rail, partially tiled walls, tiled flooring, extractor, wall lights, bathroom cabinet, shelving and towel holders.

BEDROOM 2

Carpeted flooring, wall mounted heater, TV point, wall lights and Velux remote controlled ceiling window with blackout blind with a private bathroom next to the room.

MAIN BATHROOM

Accessed via the first floor hallway, a three-piece bathroom comprising a shower cubicle, WC, wash hand basin with mixer tap, heated towel rail, partially tiled walls, tiled flooring, extractor and wall lights.

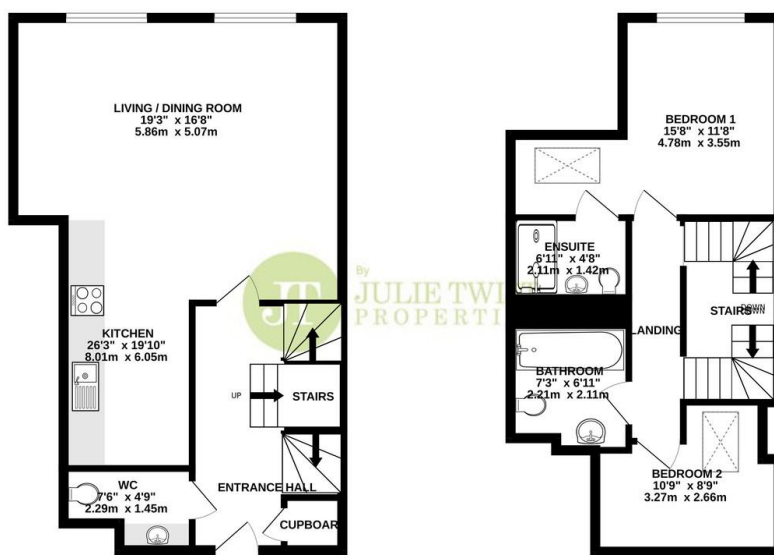
PARKING

This property benefits from one secure allocated parking space in a great location to the entrance/exit of the underground parking lot. A fitted parking post also comes with the space for extra security.



LOWER FLOOR
535 sq.ft. (49.7 sq.m.) approx.

TOP FLOOR
399 sq.ft. (37.1 sq.m.) approx.



TOTAL FLOOR AREA: 872sq.ft. (81.0 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Current: 72 C Potential: 79 C