



**JULIE TWIST  
PROPERTIES**



## **Newton Street, Manchester**

**Asking Price Of £280,000**

Julie Twist Properties is excited to present a two-bedroom apartment located in a renovated former Royal Mail Sorting Office development. Located on the second floor, this duplex apartment features an open living area on the top level accessed by stairs. The living area overlooks a fully equipped kitchen with full-height windows that provide lots of natural light to both floors. The apartment also includes two double bedrooms and an underground parking space, as well as an onsite caretaker.

- Two Double Bedrooms
- Secure Allocated Parking Space
- Onsite Caretaker
- Duplex Apartment
- Japanese Style Courtyard Garden
- Former Royal Mail Sorting Office Conversion
- City Centre/Ancoats Location
- Close to Market Street and all Local Amenities



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**DESCRIPTION**

The Sorting House, a secret treasure nestled in the Northern Quarter, was once used as a sorting office for Royal Mail. It has since 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.

**GENERAL**

Rental Yield: 5.6% (based on an expected rental price of £1,300)  
 Ground Rent: Peppercorn  
 Service Charge: £2,520 pa approx.  
 Lease: 999 years from 1 June 2000  
 Floor Area: 764 sq. ft approx. (71.0 sq. m approx..)  
 Council Tax: C: approx. £1838.44 pa.  
 Management Company: Urban Bubble

**HALLWAY**

Laminate flooring, ceiling lights, access to large storage cupboard housing and a separate utility room with boiler and washer/dryer.

**LIVING ROOM**

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.

**KITCHEN**

The kitchen comprises wall and base units, fridge/freezer, recently installed kitchen with balance of warranty including four ring Induction hob, integrated dishwasher, stainless steel sink with mixer tap and drainer, laminate flooring and spotlights

**BEDROOM 1**

Double glazed window, laminate flooring, wall mounted heater, recently installed Sharps custom built wardrobes with balance of warranty, phone/TV point, spotlights.

**BEDROOM 2**

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

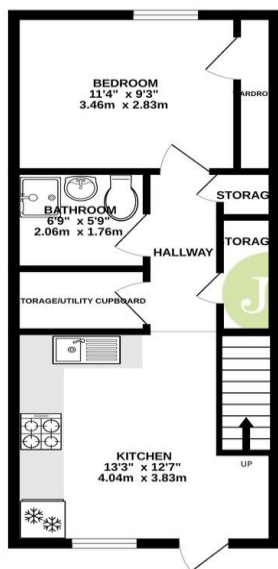
**BATHROOM**

Accessed via the hallway, a three piece bathroom with recently replaced over-sized shower, storage cupboard, WC and basin, heated towel rail, partially tiled walls, tiled flooring, extractor and spotlights.



GROUND FLOOR  
415 sq.ft. (38.5 sq.m.) approx.

1ST FLOOR  
322 sq.ft. (29.9 sq.m.) approx.



TOTAL FLOOR AREA: 764sq.ft. (71.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurements of areas, dimensions, heights and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statement. This plan is for illustrative purposes only and should not be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their availability or efficiency can be given. Made with Metrage 4/2020

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