



## The Sorting House, Newton Street, Manchester - Asking Price Of £250,000

Julie Twist Properties present this second floor, duplex apartment located in The Sorting House on Newton Street. The apartment offers a fully fitted kitchen with integrated appliances, an open plan living area, a three piece bathroom and two generously sized double bedrooms. The apartment has large windows allowing plenty of natural light to both floors and it also benefits from a secure allocated parking space.

The Sorting House is a hidden gem located in the Northern Quarter/Ancoats. Formerly one of Royal Mail's sorting offices, this building was converted into characterful apartments featuring high ceilings and original feature window, as well as a fabulous Japanese style communal garden area, offering a private space to sit outside in the summer.

- Spacious Duplex Apartment
- Second Floor Position
- Two Bedrooms
- Former Royal Mail Sorting Office Conversion
- Underground Parking Space
- Northern Quarter Location
- Short Walk to Piccadilly
- EWS1 in Place



**GENERAL**

Rental Yield: 5.76% (based on an expected rental price of £1200pcm)  
 Service Charge: £ 2597.76 per annum  
 Ground Rent: Peppercom  
 Ground Rent Review Period: N/A  
 Lease: 999 years from 1 June 2000  
 Floor Area: 745 sq. ft approx. ( 69.3 sq.m approx)  
 Council Tax: D (£2068.25 per annum)  
 Management Company: Urban Bubble

**HALLWAY**

Laminate flooring, spotlights, understairs storage cupboard and cupboard housing the boiler, wall mounted heater, intercom entry system.

**KITCHEN**

The kitchen comprises wall and base units, integrated fridge/freezer, space and plumbing for a washing machine/dryer, built-in oven with four ring hob and extractor over, integrated microwave, stainless steel sink with mixer tap and drainer, laminate flooring, spotlights and extractor.

**LIVING AREA**

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

**BEDROOM 1**

Two double glazed windows, carpeted flooring, wall mounted heater, spotlights and built in storage.

**BEDROOM 2**

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

**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, laminate flooring, extractor and spotlights.

**PARKING**

The property benefits from a secure car parking space and an on-site caretaker.



SECOND FLOOR  
373 sq.ft. (34.6 sq.m.) approx.

UPPER LEVEL  
373 sq.ft. (34.6 sq.m.) approx.



TOTAL FLOOR AREA : 745 sq.ft. (69.3 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		78 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

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