



Apt 25, The Sorting Office, 7 Mirabel Street, Manchester, M3 1NJ

2 YEARS SERVICE CHARGE PAID FOR

Jordan Fishwick are pleased to offer for sale this stunning TWO BEDROOM DUPLEX APARTMENT in the heart of Manchester City centre, which forms part of the former Royal Mail sorting office. The property oozes character with high ceilings and exposed brickwork throughout which mixes perfectly with the modern living space, kitchen and bathroom. The apartment briefly comprises of: entrance hall, open plan living room/kitchen and dining area, downstairs W/C, stairs to upper floor, two double bedrooms, a well appointed bathroom and airing cupboard. This popular development also benefits from 24 hour on site concierge. MORTGAGE BUYERS INVITED. EWS1 AVAILABLE.

Rented until June 2024 at £1300 PCM offering a 7.09% net yield

Offers Over £220,000

Viewing arrangements

Viewing strictly by appointment through the agent
245 Deansgate, Manchester, M3 4EN 0161 833 9499 opt 3

Entrance Hall

Parquet flooring. Wall lights. Stairs leading to first floor. Wall mounted electric heater.

Living Room

18'3" x 11'11"

Wooden flooring. Two large windows. TV/Telephone point. Wall lights. Wall mounted electric heater.

Kitchen

10'2" x 6'10"

Range of wall and base units with complimentary worktops over. Integrated washing machine, dishwasher and fridge/freezer. Sink with mixer tap. Cooker with hob and extractor over. Tiled flooring. Spotlights

Bedroom 1

13'10" x 9'1"

Fitted carpet. Wall mounted electric heater. Wall lights.

Bedroom 2

10'3" x 8'9"

Fitted carpet. Ceiling light. Wall mounted electric heater.

Bathroom

Bath with shower over. Low level W/C. Sink with mixer tap. Heated towel rail. Fully tiled.

W/C

Low level W/C. Sink with mixer tap over. Partially tiled.

Externally

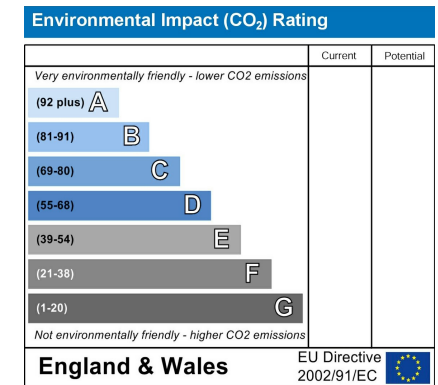
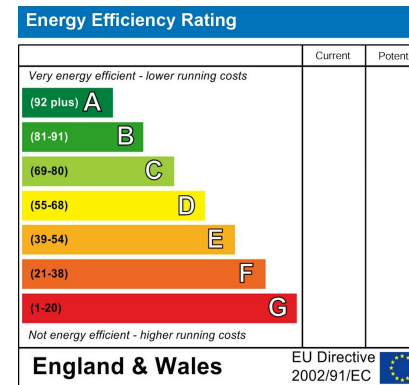
Stunning communal courtyard. 24 hour concierge.

Additional Information

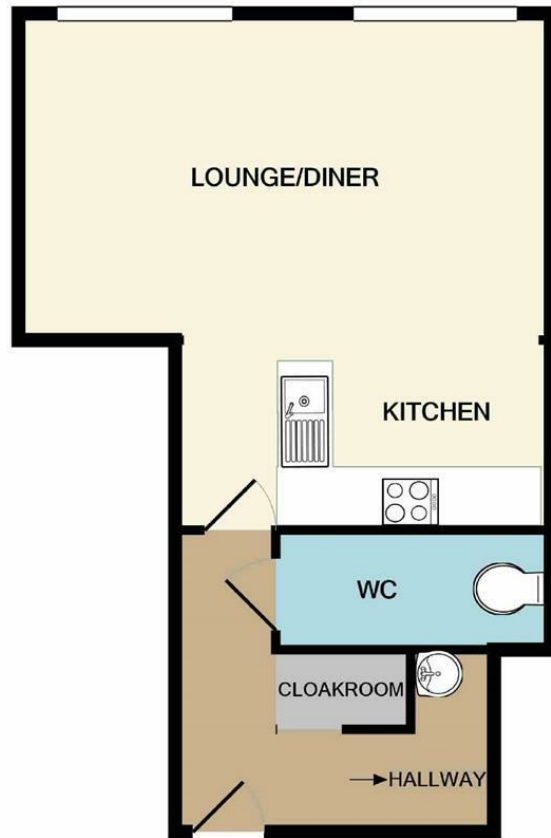
Ground rent - £250.00 per year

Lease - 125 years from 2005

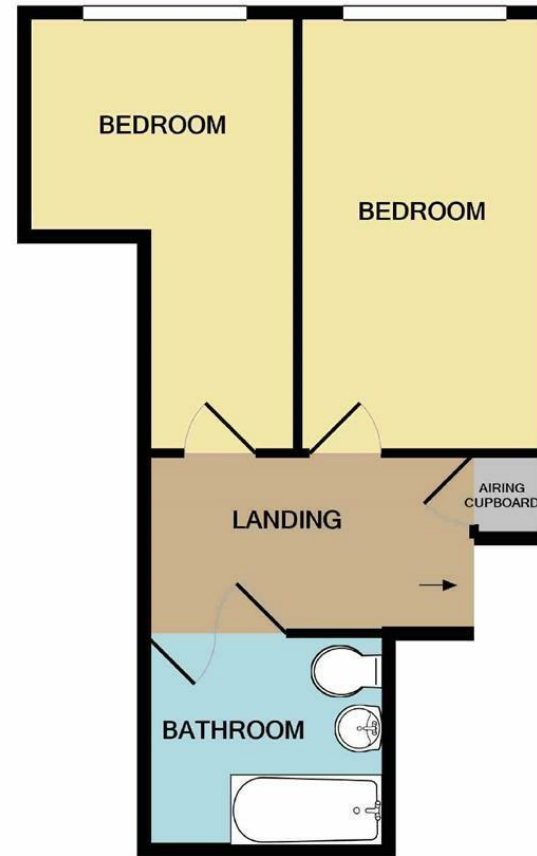
Service charge - £378 per month (due to increased buildings insurance due to cladding issues on Tempus Tower).







GROUND FLOOR



1ST FLOOR

Measurements are approximate. Not to scale. Illustrative purposes only
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