



Apt 35 The Sorting House, 83 Newton Street, Northern Quarter, Manchester, M1

1FD

EWS1 Available A2 Rating

Jordan Fishwick are pleased to offer for sale this stunning first floor, two bedroom duplex at the popular Sorting House development in Northern Quarter. The apartment is approximately 700 sq ft and offers high ceilings in the kitchen/diner and large open living space. To the ground floor you will also find plenty of storage, and the master bedroom, and bathroom. On the upper floor is the living room and second double bedroom. There is a well presented communal courtyard with water feature, lifts to all floors, and secure underground parking space included.

Price £250,000

Viewing arrangements

Viewing strictly by appointment through the agent

245 Deansgate, Manchester, M3 4EN 0161 833 9499 opt 3

Kitchen

13'6" x 9'6"

Range of wall and base units with worktops over. Sink with mixer tap. Integrated microwave/grill, washing machine, fridge with freezer box. Hob with extractor over. Cooker.

Bedroom 1

9'7" x 9'1"

Laminate flooring. Spotlights and wall lights. Wall mounted heater.

Shower Room

Modern shower suite. Low level W.C. Sink with mixer tap. Shower with rainhead shower. Heated towel rail.

Stairs to First Floor

Living Room

13'7" x 13'1"

Laminate flooring. Wall lights. Wall mounted heater.

Bedroom Two

9'7" x 9'6"

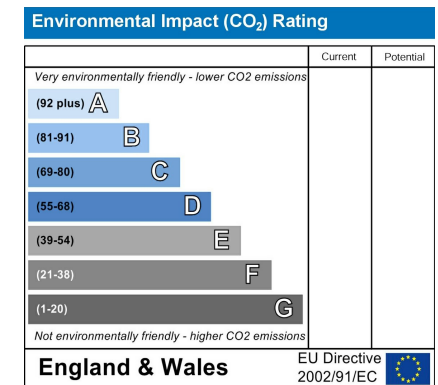
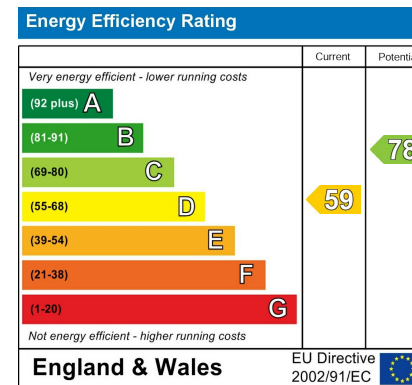
Laminate flooring. Wall lights. Wall mounted heater.

Externally

Lifts to all floors. Communal gardens. Secure underground parking. Although the flat doesn't come with dedicated outdoor space, there is a gentleman's agreement in place that the residents can use the space outside their door exclusively.

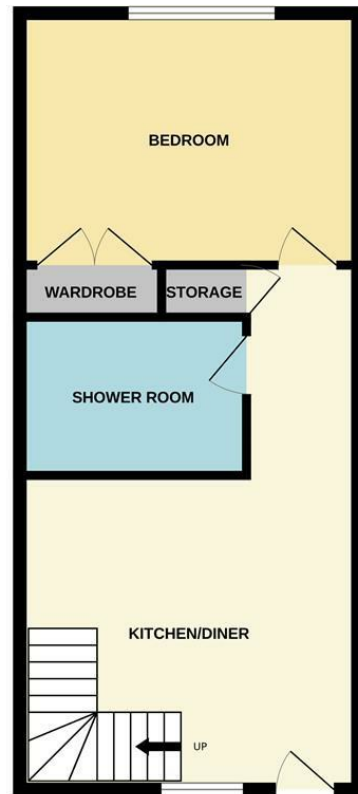
Additional Information

Service charges - £124 per month
 Ground rent - Peppercorn
 Lease - 974 years remaining.
 Council Tax Band C

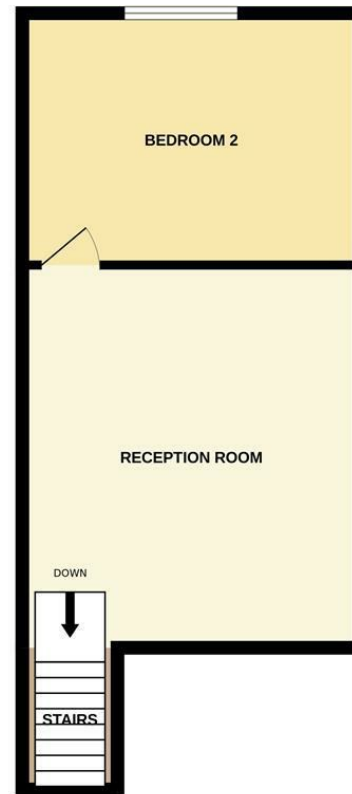




1ST FLOOR



2ND FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only.
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