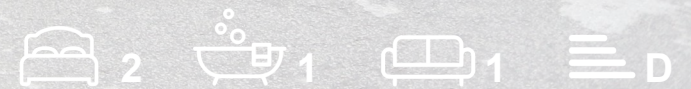




17 The Sorting Office 7 Mirabel Street
Manchester, M3 1NJ

Asking Price £250,000



17 The Sorting Office 7 Mirabel Street

, Manchester, M3 1NJ

A beautifully presented duplex apartment in an extremely central location.

The Sorting Office is located at the end of Deansgate just a few minutes walk from Manchester Cathedral and a couple of minutes from the heart of the city centre.

This two double bedroom apartment includes a family bathroom upstairs and WC downstairs, spacious living area with a modern kitchen and original features such as exposed brickwork and iron beams.

Viewings are highly recommended.

History

Built in 1894 as a parcel post office, it was later used as a wholesale warehouse before being thoughtfully restored as a residential complex called The Sorting Office.

It includes a secure gated entrance and a 24-hour concierge service in the adjacent building.

The Tour

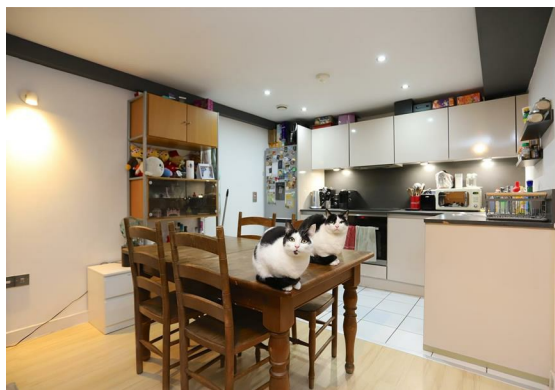
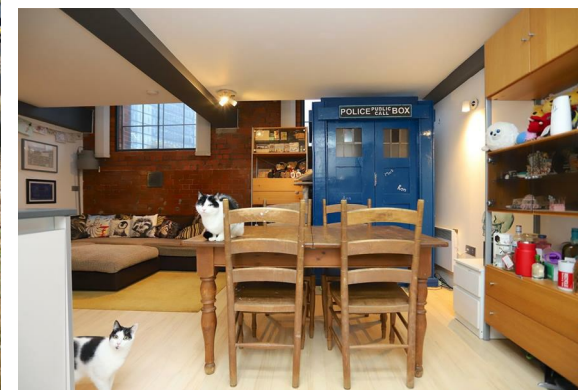
Upon entering the duplex apartment you're greeted with a spacious hallway. Downstairs offers an open plan living/kitchen area and a W/C. Upstairs you'll find two double bedrooms, a family bathroom and a storage cupboard housing the water cylinder.

Open Plan Living/Kitchen area: Living area includes laminate flooring, original features such as exposed brickwork and iron beams with large single glazed original windows with added single glazed internal windows that overlook the banks of River Irwell. The kitchen includes tiled flooring, Logik induction hob, Lamona oven, Electrolux dishwasher, Beko washer dryer and a freestanding Samsung fridge freezer.

Bedrooms: Carpeted double bedrooms with large windows offering ample light.

Family bathroom: Fitted with fully tiled flooring and walls, Vitra 3 piece suite. Adorned with Hansgrohe chrome fittings, a large mirror, a heated chrome towel rail and downlights.

W/C: Tiled flooring, partial tiled walls, hansgrohe fittings with a toilet and sink.





The Area

The Sorting Office is a distinctive residential development that has transformed a former Royal Mail building into modern apartments. This conversion retains elements of the building's industrial heritage, such as exposed brickwork and iron beams, offering residents a blend of historic charm and contemporary living.

Situated in the heart of Manchester, the area surrounding The Sorting Office boasts a variety of attractions and amenities:

Manchester Cathedral: A short walk away, this medieval cathedral features stunning architecture and intricate woodwork, providing a serene retreat amidst the city's bustle.

National Football Museum: Located nearby, this museum houses an extensive collection of football memorabilia, celebrating the rich history of the sport.

AO Arena: One of the UK's largest indoor arenas, hosting a variety of concerts, sporting events, and entertainment shows throughout the year.

Manchester Arndale: A major shopping center featuring a wide range of retail outlets, dining and entertainment.

The area is well-served by public transport, with Manchester Victoria Station in close proximity, providing convenient access to regional and national rail services.

Living at The Sorting Office provides residents with the convenience of city living, surrounded by cultural landmarks, entertainment venues, and essential amenities, all within walking distance.

Lease Information

Lease length: 100 years remaining (125 years from 2005)

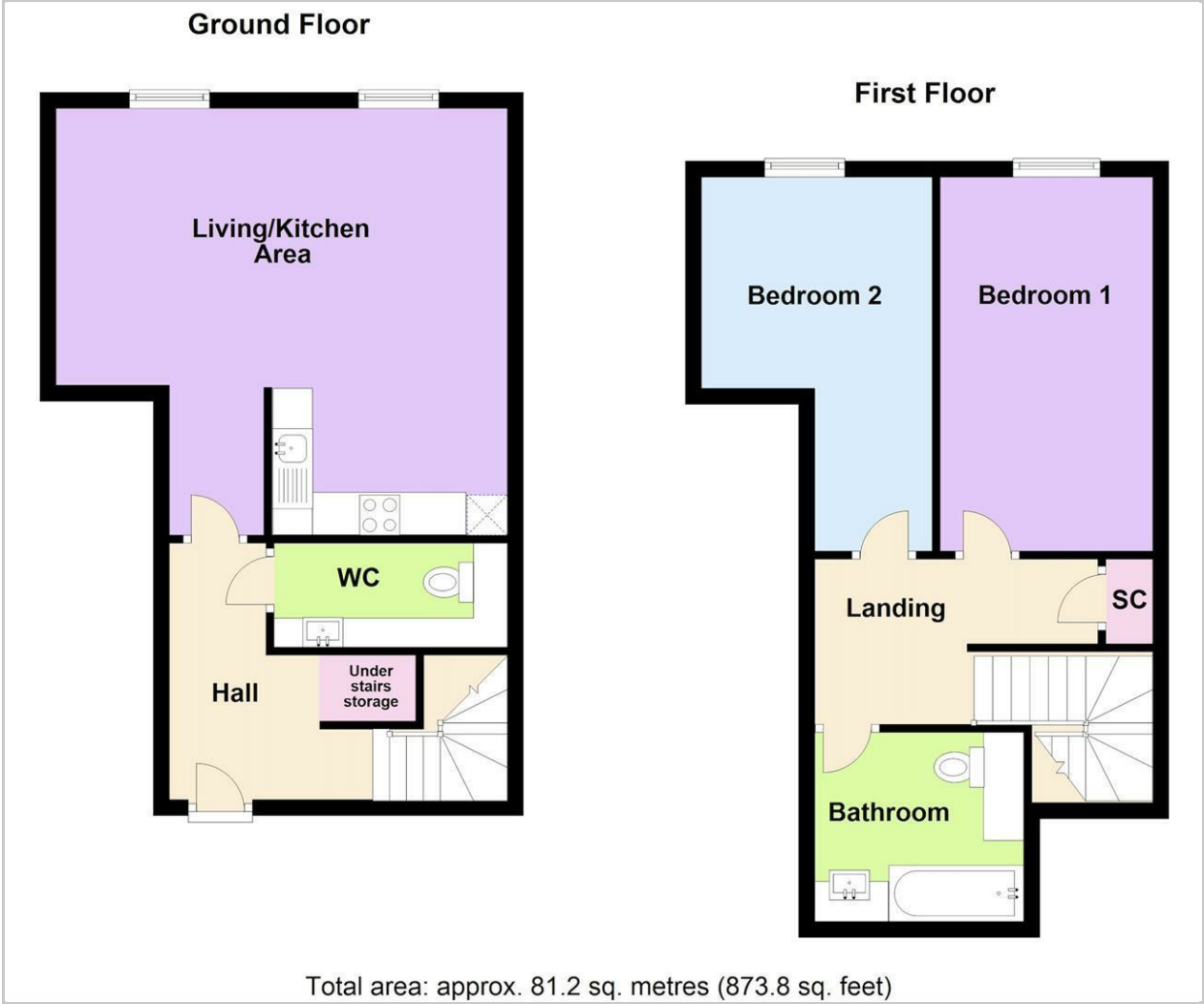
Service Charge: £4,804.96 per annum

Ground Rent: £250 per annum

- Two Double Bedroom Duplex
- Family Bathroom + WC
- Original Features Throughout
- Secure Parking Included
- Owner Occupiers & Investors Welcome
- EPC Rating D
- Grade II Listed Building
- River Facing Apartment
- Close To Deansgate
- Open Plan Living/Kitchen



Floor Plan

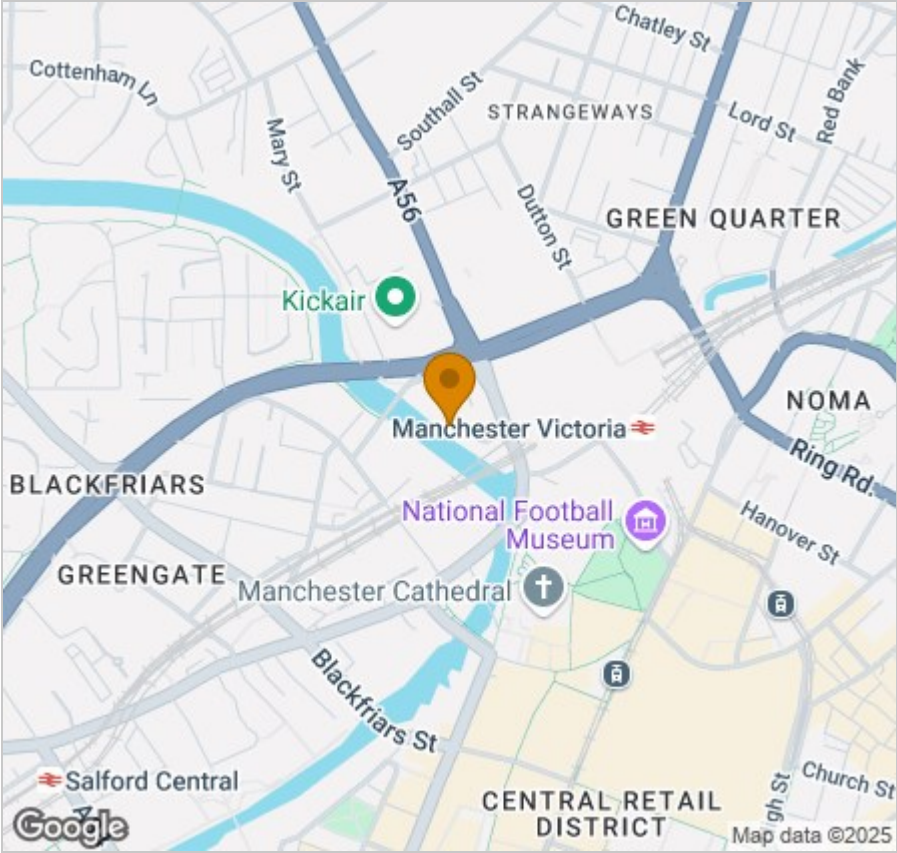


Viewing

Please contact our Reside Manchester Office on 0161 837 2840 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

