

Sackville Street
Manchester
M1 3NF

PAUL BIRTLES
SALES • RENTALS • MANAGEMENT

Apartment 14, 42-44
Sackville Street
Manchester
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£1,600 PCM

*AVAILABLE 1st July. A stunning apartment situated in the heart of the City Centre within the Village area with easy access to bars, restaurants and local amenities. Originally a packing warehouse, now a converted Grade II listed building now providing a spacious apartment boasting a wealth of character and industrial features to include exposed brickwork, wooden beams and cast iron pillars. Fitted kitchen with integrated appliances. Large main bedroom and superbly appointed recently replaced bathroom. Mezzanine/galleried floor area ideal for guests/working from home area. Secure communal entrance with lift to all floors. Fully furnished. Early viewing recommended. Water rates included. 12 month tenancy. Virtual Tour available.

Entrance Hall

With a tiled floor, doors off to all rooms and further door leading to the mezzanine/galleried level. Wi-Fi enabled electric radiator. Door entry control point. John Lewis light fitting.

Open Plan Kitchen/Dining/Living/Workspace

A spacious living/dining/kitchen area boasting a wealth of features to include beamed ceiling, exposed brickwork and cast iron pillar. There is also an original weighing scale.

The kitchen area is well fitted with integrated appliances to include dishwasher and washing machine and fridge/freezer. Single drainer stainless steel sink unit and four ring electric hob with extractor above. New Smeg oven.

Laminate flooring throughout, built in workspace desk, two large windows to the front elevation. Bespoke solid wood bookcase with sliding ladder. Two WI-FI enabled electric radiators. Midcentury Ercol furniture.

Bedroom

Spacious bedroom with a window to the front, electric radiator and many character features. Memory foam mattress. John Lewis light fitting.

Bathroom

A superbly appointed recently installed bathroom with a Duravit suite to include bath with shower above, with a rail and curtain fitted and inset wash hand basin and low level WC. Fired Earth solid marble tiles. Chrome ladder radiator. Extractor fan. Spotlighting.

Mezzanine/Gallery Level

Could be utilised as a guests bedroom/study area, work from home space or home workout area.

Additional Information

The development benefits from a secure communal entrance door with lift service to all floors.

The apartment is ideally positioned within the city centre. Within two minutes walk are Canal Street, Bannatynes Gym, Pollen Bakery at Kampus and Fuwa Fuwa Japanese Pancake House.

Rent will be payable monthly, in advance and will be exclusive of council tax and other utilities. Water Rates included.

A security deposit of the equivalent of one month's rent will be payable prior to the tenancy start date.

No Smokers

No Pets

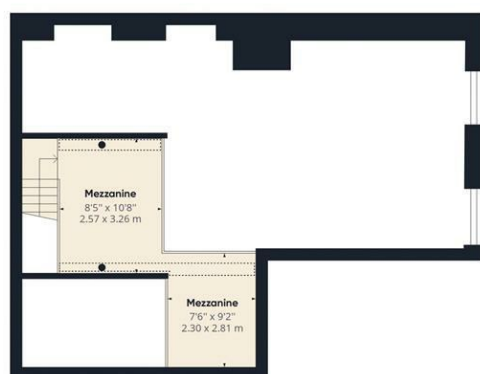
Tenant(s) income no less than monthly rent x 30 (£48,000)

Secure underground parking space available at an additional cost of £100 pcm.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

1027.59 ft²
95.47 m²

Reduced headroom

19.29 ft²
1.79 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Paul Birtles Estate Agents have not tested any equipment, fittings, services or apparatus and so cannot verify they are in working order. Buyers are advised to seek verification from their own surveyors, solicitors or contractors. Whilst we endeavour to ensure our sales particulars are accurate and reliable, if there is any point of particular importance to you, please contact the office and we'll be pleased to check the information for you.

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