

curtis law

ESTATE AGENTS



72-76 Newton Street, Manchester

Curtis Law Estate Agents are excited to showcase Apartment 91, The Wentwood, now available on the open market. This residence exemplifies the captivating transformation of a Victorian warehouse. Situated just moments away from fashionable bars and restaurants in the Northern Quarter of Manchester and is conveniently accessible from Piccadilly Train Station, this top-floor two bedroom apartment offers a unique living experience.

The apartment exudes character, boasting historical charm with contemporary comforts. A harmonious fusion of heritage features and modern conveniences offers a one-of-a-kind living ambience. It is adaptable and open play layout provides the canvas for customisation, perfectly tailored to complement your lifestyle.

To sum up, The Wentwood isn't merely an apartment, it is a historical gem brimming with character and allure. Seize the opportunity to claim this exceptional space as your own.

ALL VIEWINGS ARE STRICTLY BY APPOINTMENT ONLY AND TO BE ARRANGED THROUGH CURTIS LAW ESTATE AGENTS. ALSO, PLEASE BE ADVISED THAT WE HAVE NOT TESTED ANY APPARATUS, EQUIPMENT, FIXTURES, FITTINGS OR SERVICES AND SO CANNOT VERIFY IF THEY ARE IN WORKING ORDER OR FIT FOR THEIR PURPOSE.

- Projected Rental of £1,300pcm - 7.8% Yield
- Fantastic Investment Opportunity
- Secure Parking Included
- Leasehold - £33.33 per month Ground Rent
- Northern Quarter Location
- Top Floor Two Bedroom Apartment
- Service Charge - £256.40 Per Month
- Easy Access To Piccadilly Train Station
- Viewing Advised

Offers in the region of £179,950

Entrance Hallway

13'2" x 3'8" (4.03 x 1.13)

Ceiling light fitting, door to family bathroom, door to living room/kitchen, wood effect laminate flooring.

Family Bathroom

6'6" x 6'9" (2.0 x 2.06)

A three piece bathroom suite comprising of: a close coupled, dual flush WC, full pedestal wash basin with mixer tap, panel bath with shower, tiled elevations, ceiling spotlights, vinyl flooring.

Master Bedroom

10'0" x 6'8" (3.07 x 2.05)

UPVC double glazed window, ceiling light fitting, door to en-suite, wood effect laminate flooring.

Living Room

13'2" x 13'3" (4.03 x 4.06)

UPVC double glazed bay velux window, ceiling light fitting, central heating radiator, open plan to kitchen/diner, wood effect laminate flooring.

Kitchen

6'8" x 6'7" (2.04 x 2.02)

A range of black wooden wall and base units with marble effect laminate worktops, inset stainless steel sink with mixer tap, integrated electric oven with four ring induction hob and extractor hood, integrated fridge freezer, plumbing for washing machine, ceiling spotlights, ceiling light fitting, wood effect laminate flooring.

Second Bedroom

9'11" x 19'8" (3.03 x 6.01)

Ceiling spotlights, central electric radiator, wood effect laminate flooring.

Storage

2'11" x 6'8" (0.9 x 2.05)

Agents Notes

Agents Notes - Leasehold

Council Tax Band: D - Manchester

Water meter - No

Property Type: Top Floor Apartment

Property Construction: Brick

Mains water supply

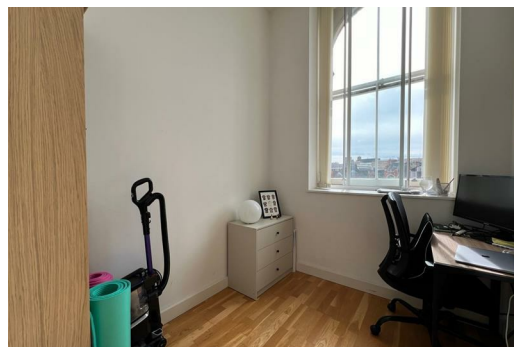
Mains electrics supply

Broadband connection

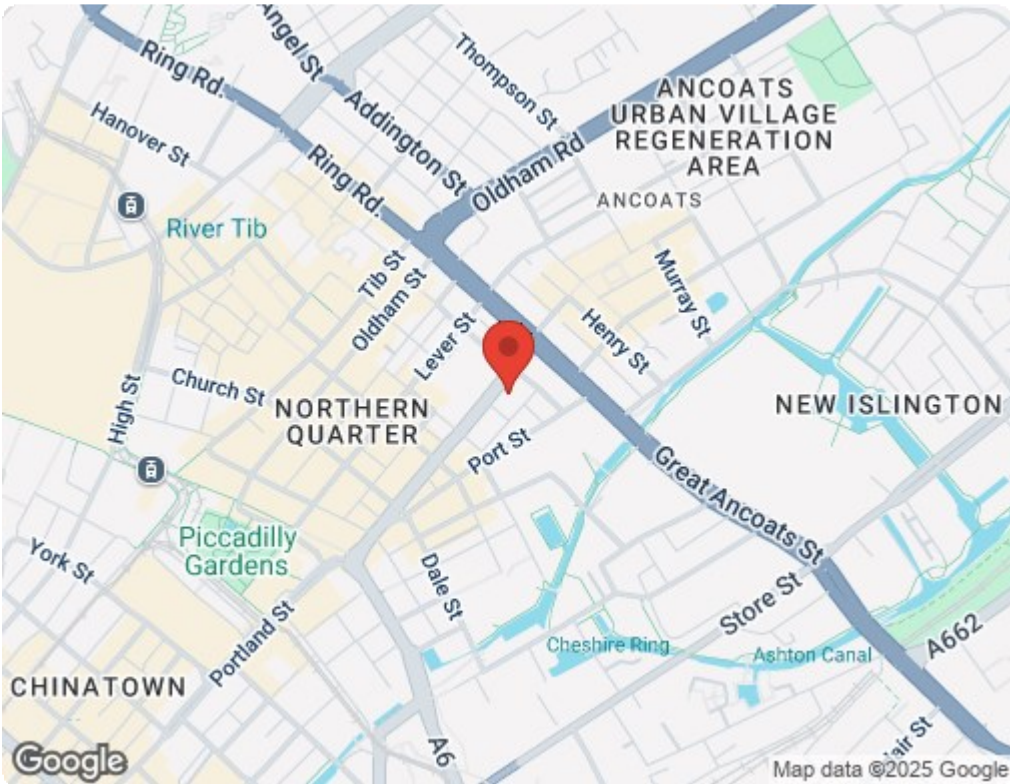
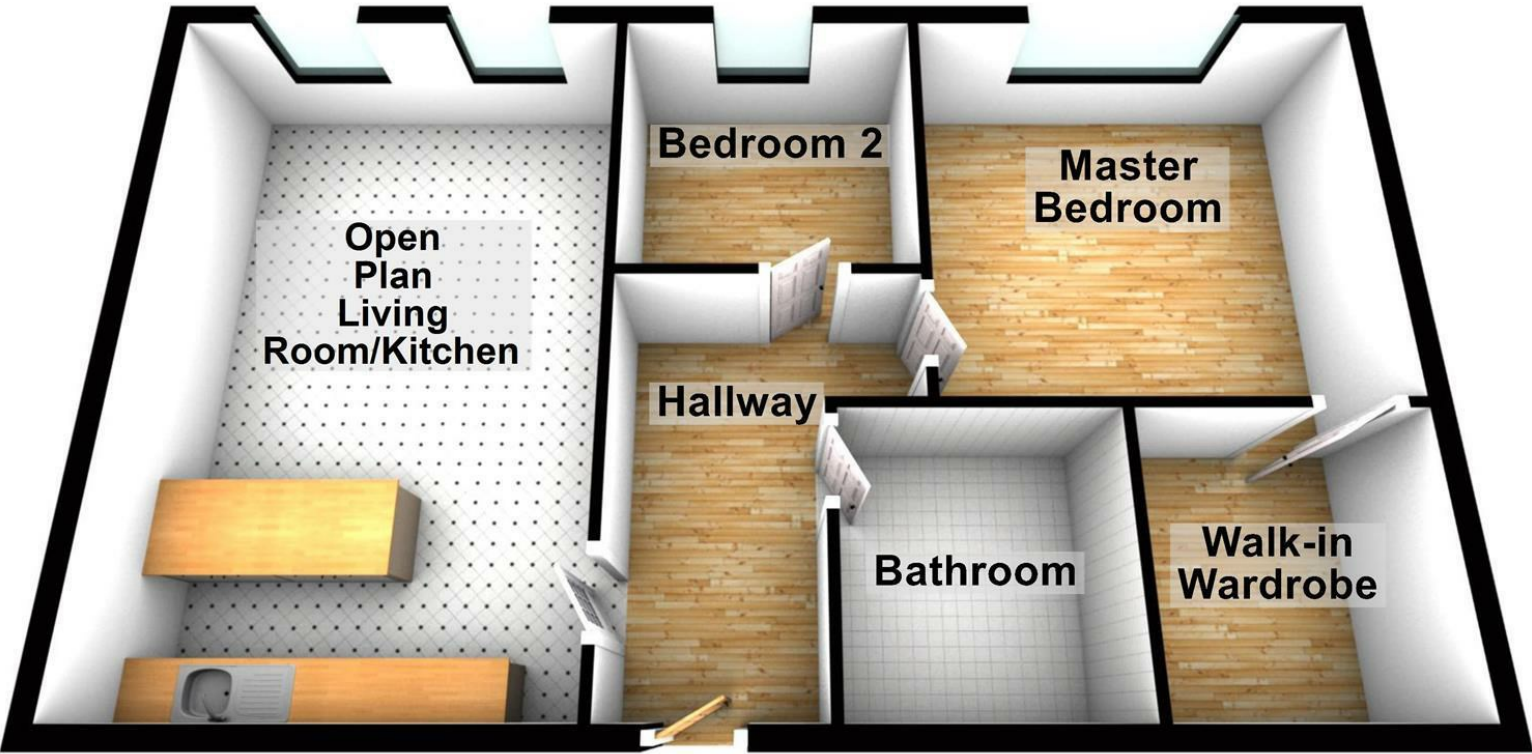
Good mobile signal/coverage



Parking: One Allocated Parking Space
Building safety: Unknown
Rights and restrictions: Unknown
Flood and erosion risk: Unknown
Planning permission and development proposals: Unknown
Property accessibility and adaptations: Unknown
Coalfield or Mining Area: Unknown



Ground Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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