



## Turner Street, Manchester – Asking Price Of £295,000

This two bedroom apartment is located within the beautifully converted 22 Turner Street development in the heart of the Northern Quarter and its set over two floors. The property has a wealth of original features throughout with large sash windows, wooden beams and iron columns. Positioned on the ground floor, the apartment has a spacious living area which faces onto Turner Street and a separate fitted kitchen and dining area which allows access to the courtyard. There are a set of stairs that then allows you access to the lower level floor which has two double bedrooms, one with an ensuite and there is also the benefit of a separate bathroom with shower as well as plenty of storage. There is also gas central heating throughout which is quite a rarity in city centre apartments.

- Two Double Bedrooms
- Conversion & Original Features Throughout
- Northern Quarter Location
- Two Bathrooms (One being an ensuite)
- Duplex Apartment
- Short Walk to Victoria & Piccadilly Station
- Gas Central Heating
- Access to Courtyard



**DESCRIPTION**

22 Turner Street is tucked away just off High Street, but is still within minutes of the bars, restaurants, cafes and shops that the Northern Quarter is renowned for. The Arndale Shopping Centre & Market, the Printworks and the Corn Exchange are all within a few minutes' walk. Shudehill bus station, Victoria and Piccadilly train station are also a few minutes' walk away offering fantastic transport links around and out of the city centre.

**GENERAL**

Rental Yield: 5.9% (based on a rental price of £1,450 pcm)  
 Service Charge: £3,300 pa approx.  
 Ground Rent: Peppercorn  
 Lease: 999 years from 2003  
 Council Tax Band: C; £1750.66 pa approx.  
 Floor Area: 860 sq ft approx. (76.9 sq m approx.)  
 Management Company: Clear Building Management  
 Tenanted until 2nd November 2023

**HALLWAY**

Wooden flooring, staircase that accesses the lower level and ceiling lighting

**LIVING ROOM**

Radiators, wooden flooring, double glazed sash windows, iron column, wooden beams, ceiling lights and phone/tv point.

**KITCHEN**

Comprising a range of wall and base units, integrated dishwasher, built-in oven, four ring hob with extractor above, fridge and freezer, stainless steel sink with mixer tap and drainer, integrated washing machine, splashback, wooden flooring and ceiling lights

**BEDROOM 1**

Wooden flooring, radiators, ceiling lights and walk in wardrobe.

**MAIN BATHROOM**

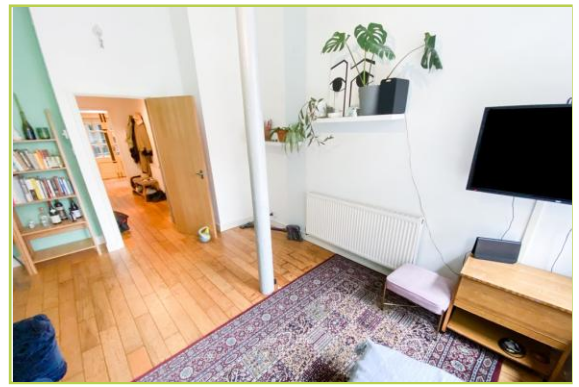
Three piece bathroom comprising shower cubicle, WC, sink with mixer tap and splashback, heated towel rail, tiled flooring, shaver point and ceiling lighting.

**BEDROOM 2**

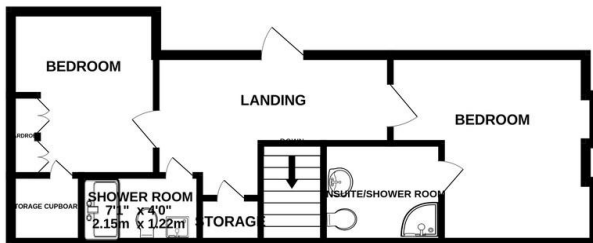
Wooden flooring, radiators, ceiling lights and access to ensuite.

**ENSUITE 2**

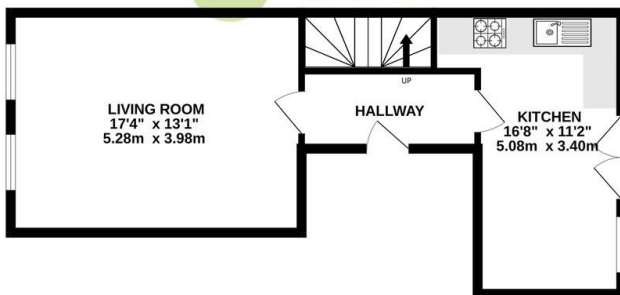
Three piece bathroom comprising shower cubicle, WC, sink with mixer tap and splashback, heated towel rail, tiled flooring, shaver point and ceiling lighting.



LOWER LEVEL  
 407 sq.ft. (37.8 sq.m.) approx.



GROUND FLOOR  
 453 sq.ft. (42.1 sq.m.) approx.



TOTAL FLOOR AREA: 860 sq.ft. (79.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee, as to their operability or efficiency can be given.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	75 C
55-68	D		
39-54	E		
21-38	F		

**IMPORTANT NOTE TO PURCHASERS:** We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only, and are not precise. If floor plans where included, these may not be to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.