



## **The Birchin, 1 Joiner Street - Offers Over £220,000**

Julie Twist Properties is proud to offer this bright and roomy two-bedroom apartment located in the Centre of the Northern Quarter. Situated on Joiner Street, the cafés, restaurants, and bars of the Northern Quarter are just a short stroll away. Five minutes' walk to Piccadilly Station and less than two minutes' walk to Market Street and the Arndale. The apartment is located on the sixth story of the highly desirable Birchin development. Because of its corner location, the property has an abundance of natural light. It features a large living and kitchen space with exposed brick, integrated appliances, and contemporary fixtures. With huge windows and exposed brick walls, both bedrooms are excellent doubles. The primary bedroom has a separate bathroom.

- Two Double Bedrooms
- Two Bathrooms
- Exposed Brick
- Northern Quarter Location
- Secure Development
- Sixth Floor
- 6 Month Tenancy Commencing 6th June
- Minutes Walk from Market Street and The Arndale

**DESCRIPTION**

Located in the Northern Quarter. It offers true city living at its best with everything you need right on your doorstep. Market Street and the Arndale are seconds way from the front door which home the main shopping district of Manchester City Centre. The Northern Quarter which is one of Manchester's most vibrant areas, offers a range of restaurants, cafes, bars and shops to suit all tastes. Piccadilly Station and Victoria Station are also within a ten minutes walking distance making travel in and around the city centre super easy.

**GENERAL**

Rental Yield: 7.4% (based on an estimated current rental income of £1,350pcm)  
 Service Charge: £2155.23 pa approx.  
 Ground Rent: £168.20 pa approx.  
 Lease: 125 years from 01.01.2004  
 Council Tax Band: D (approx. £1969.50 pa)  
 Floor Area: 709 sq ft (65.9 sq ft)  
 Management Company: Block Living  
 6 month tenancy commencing on the 10th June

**HALLWAY**

Laminate flooring, spotlights, access to storage cupboard with plumbing for washing machine and access to cupboard housing the boiler.

**LIVING ROOM**

Two double glazed windows, laminate flooring, wall mounted heater, phone/TV point, intercom entry system and spotlights.

**KITCHEN**

Open plan to the living area, the kitchen comprises wall and base units, integrated fridge with freezer shelf, integrated dishwasher, built-in oven with four ring halogen hob and extractor over, stainless steel sink with mixer tap and drainer, tiled flooring, spotlights, extractor and double glazed window.

**MASTER BEDROOM**

Double glazed window, carpeted flooring, wall mounted heater, phone/TV point, spotlighting and entrance to the ensuite.

**ENSUITE**

Accessed via the master bedroom, the ensuite comprises shower cubicle, WC, wash hand basin with mixer tap, heated towel rail, tiled flooring, extractor and spotlights.

**BEDROOM 2**

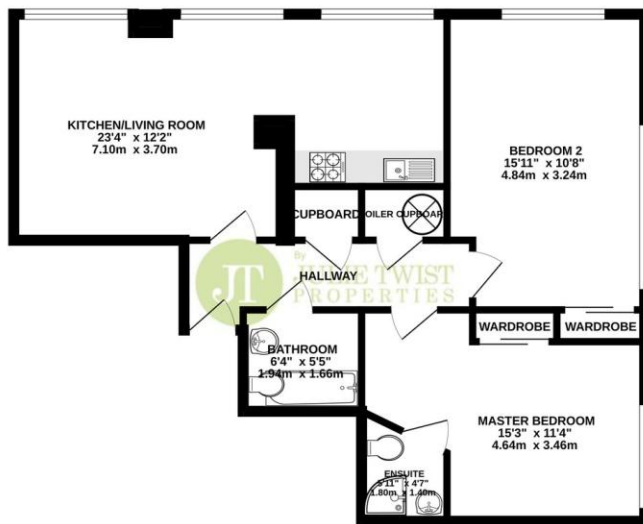
Two double glazed windows, carpeted flooring, phone/TV point, wall mounted heater and spotlighting.

**BATHROOM**

Three piece bathroom comprising bath with shower attachment over, WC, sink with mixer tap, heated towel rail, partially tiled walls, tiled flooring, extractor and spotlights.



709 sq.ft. (65.9 sq.m.) approx.



TOTAL FLOOR AREA: 709 sq.ft. (65.9 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the foregoing contained here, measurements of areas, volumes, 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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