



The Sorting House, Newton Street

£360,000

With great pleasure, Julie Twist Properties is offering this beautifully presented two-bedroom apartment located in a former Royal Mail Sorting Office. This triplex penthouse apartment is located on level 3 and features an open-concept living area on the upper level that can be accessed via stairs, which overlooks a separate dining area that is well-lit by full-height windows, providing ample natural light to both floors. Separate areas are also available for a study area and a double bedroom on the upper floor. The lower level has a larger double bedroom, fully fitted kitchen and a separate three-piece bathroom. All flooring on the lower level was installed in 2023! Additionally, the property comes with an underground parking space and a caretaker.

- Two Bedrooms
- Triplex Penthouse Apartment on Level 3
- Secure Allocated Parking Space
- Short Walk to Arndale Centre
- Japanese Style Courtyard Garden
- Close to Piccadilly & Northern Quarter
- Balcony
- Former Royal Mail Sorting Office Conversion

DESCRIPTION

The Sorting House is a hidden gem located in the Northern Quarter and was formerly one of Royal Mail's sorting offices which has now been converted into high spec duplex apartments that provide masses of great character with high ceilings and windows and it also features a fabulous Japanese style communal garden area, which is perfect for sitting out in the summer. Based on Newton Street you are a stone's throw from Piccadilly, the Arndale Centre and plenty of transport links, shops, bars and restaurants.

GENERAL

Rental Yield: 5.3% (Based on an estimated rental price of £1,600 pcm)
 Service Charge: £4,056 pa approx.
 Ground Rent: Peppercorn
 Lease: 999 years from 1 June 2000
 Council Tax Band: F (£2844.83 pa approx.)
 Total Floor Area: 1,086 sq. ft approx.
 Management Company: Urban Bubble

HALLWAY

Laminate flooring, spotlights, access to storage cupboards, wall mounted heater and intercom.

LIVING ROOM

Stairs leading to the upper level living room, laminate flooring, semi-open plan with view over the separate dining area, phone and TV, spotlights, wall mounted electric heater and also separate space for a study area.

MAIN BEDROOM

Double glazed window, laminate flooring, wall mounted heater, phone/TV point, spotlights.

BEDROOM 2

Double glazed window, laminate flooring, wall mounted heater, phone/TV point, spotlights.

MAIN BATHROOM

Accessed via the hallway on the lower level, a three piece bathroom comprising of shower, WC and basin, heated towel rail, partially tiled walls, tiled flooring, extractor and spotlights.

ENSUITE BATHROOM

Accessed via the main bedroom, a three piece bathroom comprising of shower, WC and basin, heated towel rail, partially tiled walls, tiled flooring, extractor and spotlights.

DINING AREA

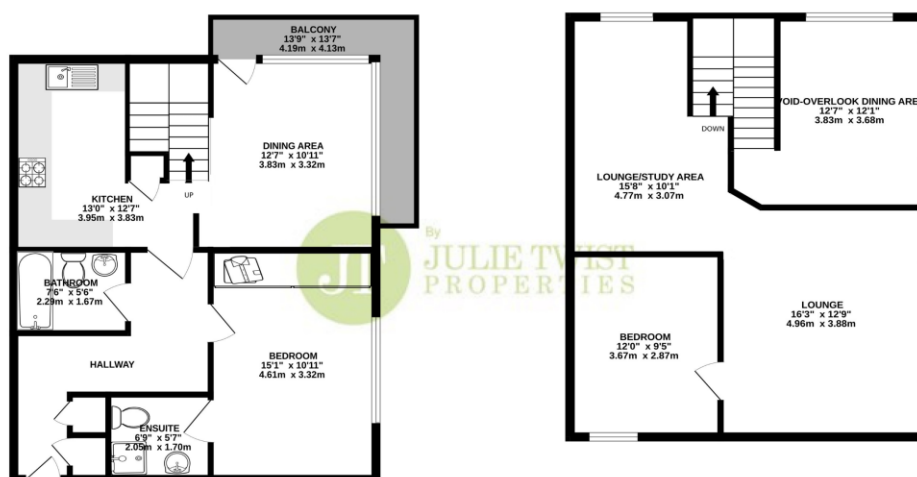
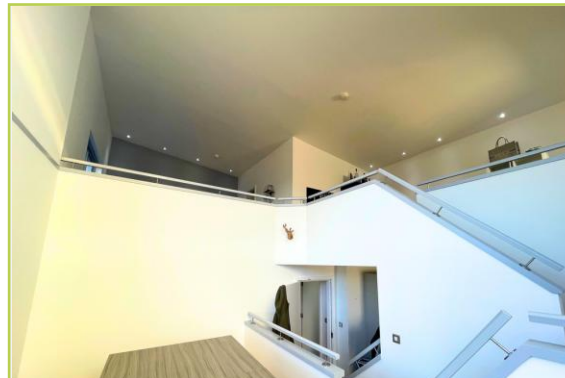
Laminate flooring, spotlights, access to balcony.

KITCHEN

The kitchen comprises wall and base units, integrated fridge, integrated washer/dryer, built-in oven with four ring hob and extractor over, stainless steel sink with mixer tap and drainer, laminate flooring and spotlights

PARKING

The property benefits from a secure car parking space and an on-site caretaker.



TOTAL FLOOR AREA: 1086sq.ft (100.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, 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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