



TO LET

29 Newby Street

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MARCO

Fashionteam



# Apt 95 The Sorting House, 83 Newton Street, Northern Quarter, Manchester, M1

1FD

\*EWS1 Available A2 Rating\*

Jordan Fishwick are pleased to offer for sale this stunning top floor, two bedroom duplex at the popular Sorting House development in Northern Quarter. The apartment is approximately larger than average in size and offers high ceilings in the kitchen/diner and large open living space to the upper floor with amazing city centre views. The ground floor you will also find plenty of storage, and the master bedroom with en-suite, and family shower room. On the upper floor is the living room and second double bedroom. There is a well presented Japanese zen inspired communal courtyard with water feature, lifts to all floors, and secure underground parking space included.

## Price £325,000

### Viewing arrangements

Viewing strictly by appointment through the agent

245 Deansgate, Manchester, M3 4EN 0161 833 9499 opt 3

### Entrance Hall

Fitted carpet. Spotlights. Wall mounted heater.

### Living Room

17'11" x 16'8"

Laminate flooring. Spotlights. Wall mounted heater. TV and telephone point. Large window with views of city.

### Kitchen/Diner

16'7" x 12'0"

Range of wall and base units with worktops over. Sink with mixer tap. Cooker with hob and extractor over. Integrated fridge/freezer and dishwasher. Space for washing machine. Spotlights. Wall mounted heater.

### Bedroom One

11'8" x 10'7"

Fitted carpet. Spotlights. Wall mounted heater.

### En-suite

Fully tiled shower suite. Cubical with mixer shower. Low level W.C. Sink with mixer tap. Window.

### Bedroom Two

13'6" x 10'2"

Fitted carpet. Spotlights. Wall mounted heater.

### Shower Room

Fully tiled shower suite. Cubical with rain head shower. Low level W.C. Sink with mixer tap. Heated towel rail.

## Externally

Lifts to all floors. Japanese style zen garden. Secure underground parking.

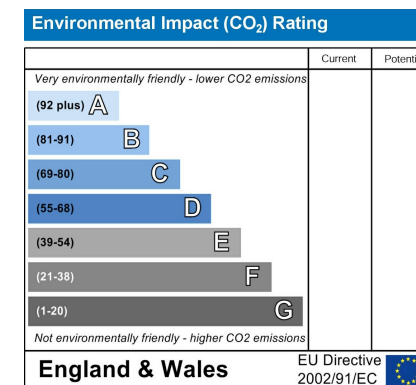
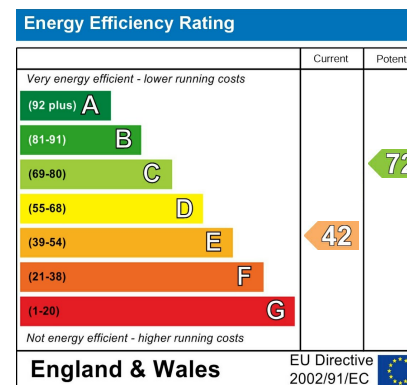
## Additional Information

Service charge - £296 per month

Ground rent - Peppercorn

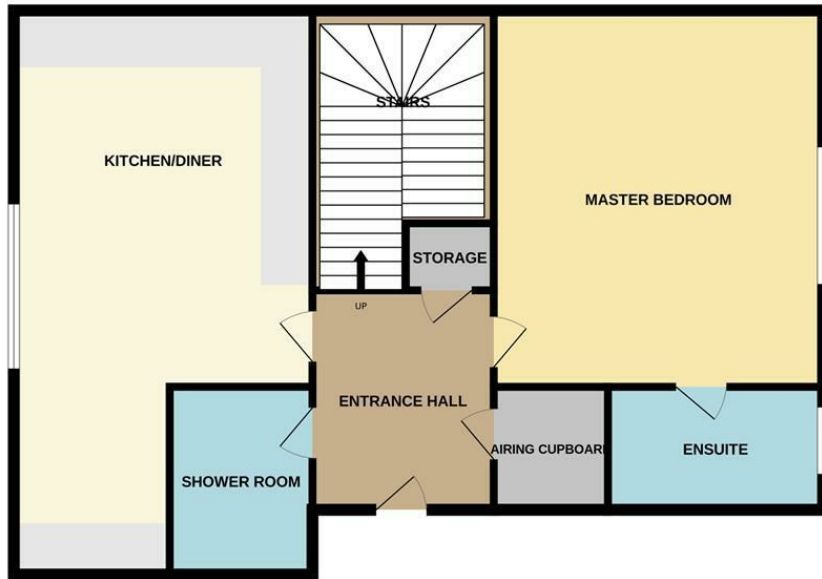
Lease - 975 years remaining (999 years from 1999)

Managing agents - Urban Bubble

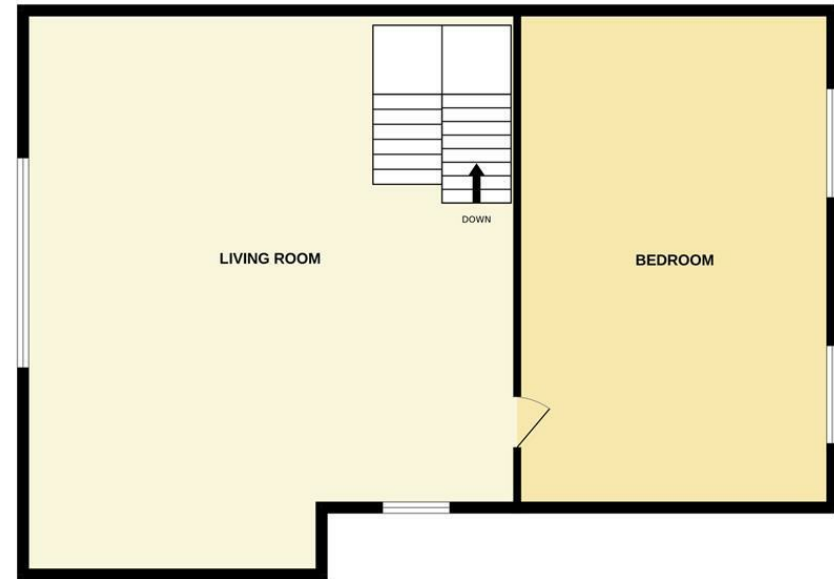




LOWER FLOOR



TOP FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only  
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