



## 12 Thomas Street, Manchester, Lancashire M4 1DH

£335,000

**\*Exceptional two bedroom apartment in the heart of Northern Quarter\*** Sanderson James have been blown away by this two bedroom apartment, located in a grade II listed building which has been expertly converted, and we're sure that you will be too. Located on the first floor of Jewel House, on Thomas Street, this unit is easily accessible via stairs or lift. Viewings are highly recommended, as we will struggle to fit in all the selling points in the 2000 character we have available, so please call 0161 256 0808 to arrange. The property has acoustic double glazing, a heat recovery system and fantastic insulation between each floor therefore not only is the property very energy efficient but also is very good at stopping surrounding noise infiltrating. The living area is open plan and benefits from beautiful & unique arched windows filling the room with natural light, as well as a huge floorspace. It has a brand new fitted kitchen including top of the range candy appliances which are not only hugely popular but are also an A\* in efficiency. The living space has a well-kept oak wooden floor which continues the class noticeable throughout the apartment. The two bedrooms are very good size double bedrooms which have been recently decorated with beige carpets and white walls upkeeping with the modern look throughout the property. The apartment also has a bathroom as well as an en-suite and both are fitted with marble tiles and Starck II sanitary products and these are some of the most popular high end products on offer. The main bathroom, accessible from the hall has a bath, toilet and sink whereas the en-suite has substituted the bath for a shower. The property is to be sold with no onward chain and we are confident that it will capture the hearts of many as it has our own. Being situated on Thomas Street you are located in prime position to access all surrounding amenities within a couple of steps, such as, Shudehill Interchange, the Arndale and many bars & restaurants.



**Hallway**

**Living / Kitchen Area**

32'9" x 18'4" (10 x 5.6)

**Bathroom**

8'2" x 4'11" (2.5 x 1.5)

**Bedroom One**

12'9" x 12'1" (3.9 x 3.7)

**En-suite**

5'2" x 5'6" (1.6 x 1.7)

**Bedroom Two**

13'1" x 8'6" (4 x 2.6)

**Are You Thinking Of Selling**

**THINKING OF SELLING** If you are thinking of selling, renting or buying a home, we would be delighted to arrange an appointment at your convenience to visit you in your home to offer advice and a practical, professional marketing service without obligation.

**Sales Open Hours**

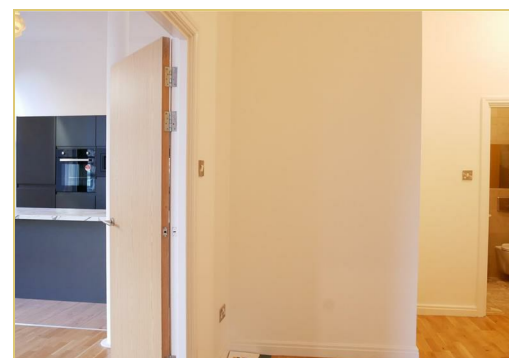
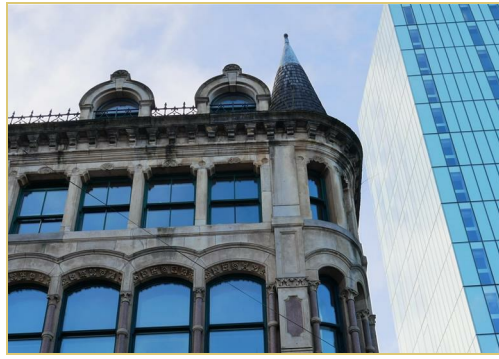
**OPENING HOURS** We are open 6 days a week. Monday - Wednesday 9.30am - 6.00pm, Thursday 9.30am - 8.00pm, Friday 9.30am - 5.00pm, Saturday 9.30am - 3.00pm.

**Anti Money Laundering**

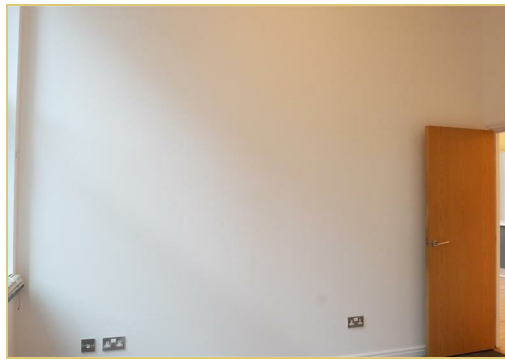
**MONEY LAUNDERING** If you are thinking of Buying, Selling, Renting or Investing in Property, please note, that it is our obligation to comply with the following Acts of Parliament: 1) The Money Laundering Regulations Act 2003 2) The Proceeds of Crime Act 2002 3) Terrorism Act 2000 (as amended by the anti-terrorism Crime and Security Act 2001)

**Sale Disclaimer**

**DISCLAIMER** These particulars, whilst believed to be accurate are set out as a general guideline only or guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, including gas central heating\* and so cannot verify they are in working order or fit for their purpose.







Energy Efficiency Rating	
Current	Potential
	80
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	
	51
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(02 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 <sub>2</sub> emissions	
England & Wales	
EU Directive 2002/91/EC	

