



Lawrence Copeland
town & city centre



FOR SALE

Duplex Loft Apt 14 Jacksons Warehouse, 20 Tariff Street, Manchester M1 2FJ

PRICE: **£375,000 NO CHAIN** * furniture, furnishings & freestanding appliances available by separate negotiation

Overlooking Piccadilly Marina to the rear, this impressive, duplex loft apartment offers outstanding accommodation extending to 1,496 sq. ft. on the ground and first floor levels of the building. Jacksons Warehouse was built in 1836 for the Rochdale Canal Company as an impressive character warehouse and in early 2002 the property was converted into luxury loft apartments. This particular apartment is the largest of its type within the development having three double bedrooms each with its own bathroom, galleried study and secure designated parking space. The property does require some updating and improvement but offers lots of potential to create a magnificent home, likely to appeal to owner occupier or even property investor to achieve a high residential letting yield. There are many features of character including exposed brickwork, original beamwork and steel ornate pillars. The property has an electric heating system and sealed unit double glazing together with communal lift and amazing location within 400m of Piccadilly Station and the vibrant Northern Quarter.

ACCOMMODATION

Communal Vestibule with intercom entry bell system.
Communal Entrance Hall.

Lower Level (Ground Floor).

L shaped **Reception Entrance Hall** with walk in storage cupboard.

Impressive L shaped Lounge/Dining Room Area (rear) measuring 19 ft 9 x 11 ft 1 (6.02m x 3.38m) plus 11 ft 11 x 11 ft 3 (3.63m x 3.43m) plus staircase with a maximum lofted ceiling height of 16 ft (4.88m) with two feature arched windows and one high level window overlooking Piccadilly Marina, beech laminate flooring, storage heater, exposed original brickwork, staircase to upper level, cantilever folding door to Bedroom One and opening to **Kitchen Area** measuring 10 ft 11 x 7 ft 10 (3.33m x 2.39m) with steel beamwork, stainless steel extractor hood, ceramic hob with electric underoven, space and plumbing for washing machine, space and plumbing for dishwasher, recess for fridge/freezer, one and a half bowl sink unit, fitted units with a range of wall and base cupboards, drawer pack.

Bedroom One (rear) measuring 13 ft 6 x 9 ft 9 (4.11m x 2.97m) with feature window overlooking Piccadilly Marina, beech laminate flooring, beamed ceiling, open integral wardrobe, two storage heaters.

Separate Shower Room/WC combined with feature beamwork, white suite with chrome fittings comprising low level WC, pedestal wash hand basin, glazed shower door to shower cubicle, ceramic tiled floor, mosaic ceramic tiled walls, chrome heated towel rail.

Upper Level (1st Floor).

Galleried Study Deck measuring 11 ft 10 x 9 ft 6 plus staircase and recess (3.61m x 2.90m), exposed original brickwork, glazed balustrade overlooking the Lounge/Dining Room, door to inner hall, open plan stairwell. **Inner Hallway** with emergency access door to first floor communal landing, beamed ceiling, built in airing cupboard with hot water cylinder.

Bedroom Two (rear) measuring 11 ft 11 x 10 ft 3 (3.35m x 3.12m) with arched feature window, beamed ceiling, open integral wardrobe, storage heater.

Master Bathroom/WC combined with feature steel pillar, white suite with chrome fittings comprising low level WC, pedestal wash hand basin, bath with glazed shower screen and overbath shower, chrome heated towel rail, extractor fan, mosaic ceramic tiled walls and ceramic tiled floor.

Bedroom Three measuring 13 ft 8 plus door recess x 9 ft (4.17m x 2.74m) with arched window overlooking the Marina, storage heater, exposed original brickwork, beamed ceiling, door to **Ensuite Shower Room/WC combined** with white suite with chrome fittings comprising low level WC, pedestal wash hand basin, glazed shower door to tiled shower cubicle with shower, mosaic ceramic tiled walls, ceramic tiled floor, chrome heated towel rail.

Outside, there is a secure perimeter car park with electronically operated gates and one designated parking space. To the rear of the development is an open piazza overlooking the Marina.

Tenure

We are advised by the vendor the property is believed to be long leasehold for the residue of 250 years from 1st October 2002. Depending on the Leasehold /Freehold title any current Ground/Chief Rent, if applicable, together with current service charge details are to be confirmed by the Vendors solicitor (but are available on request from our office at any time).

Service Charge

There is a service charge payable to the Management Company and further details are available on request from our office.

Local Authority is Manchester City Council

Council Tax Band: F

Directions

Travelling along Great Ancoats Street in the direction of Oldham Road, go through the traffic light junction at Store Street then turn left into Ducie Street. Proceed along Ducie Street, following road to the right into Peak Street and then left into Tariff Street where Jacksons Warehouse can be found on the left hand side.

To View please telephone our office for an appointment.

Note: The condition of the system and/or appliances is not known

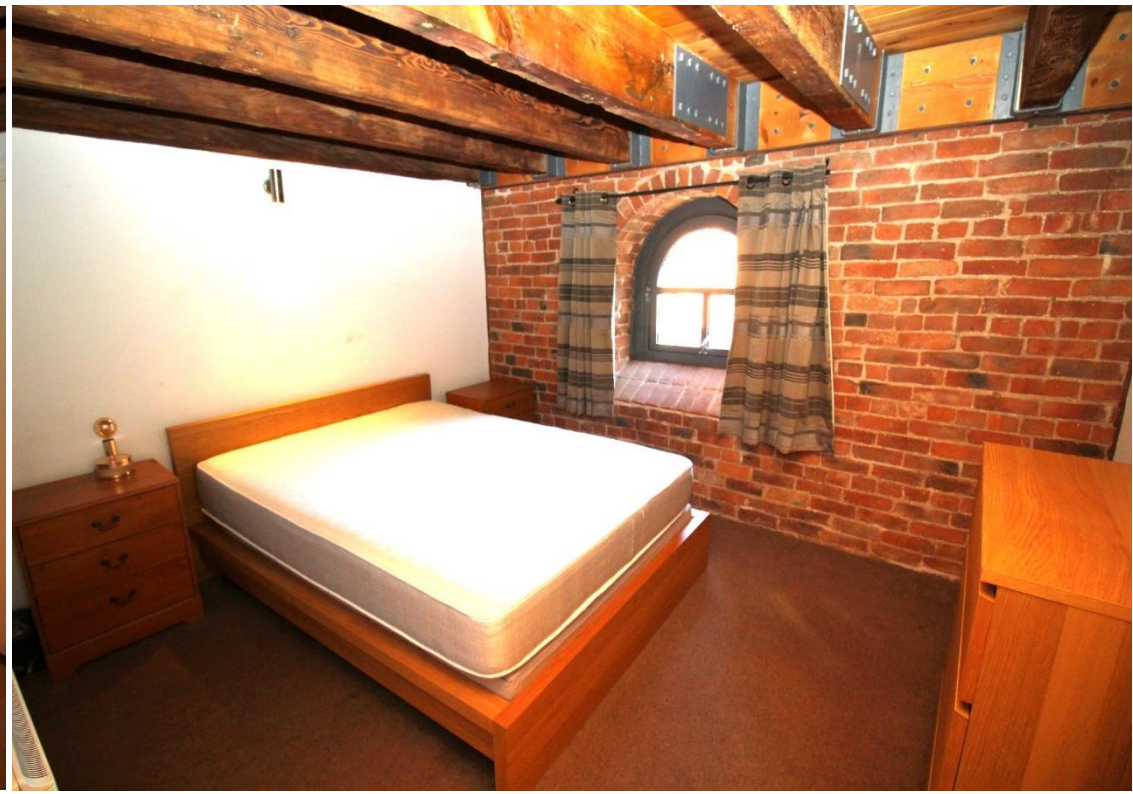
Fixtures and Fittings

All fixtures and fittings mentioned in these particulars are included in the sale, all others are specifically excluded.

Photographs

Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property.

I1923/I0523





ENERGY PERFORMANCE CERTIFICATE

| | | |
|--|---|---------------------------|
| Apartment 14 Jacksons Warehouse 20, Tariff Street MANCHESTER M1 2FJ | | Energy rating E |
| Valid until 7 March 2030 | Certificate number 0770-2843-6279-2100-7511 | |
| Property type Mid-floor flat | | |
| Total floor area 139 square metres | | |

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 71 C |
| 55-68 | D | | |
| 39-54 | E | 50 E | |
| 21-38 | F | | |
| 1-20 | G | | |

FLOOR PLAN



Total Floor Area: 139.0 m² - 1497 ft²
 All measurements are approximate and for display purposes only.



Please note these sales particulars are thought to be materially correct although their accuracy is not guaranteed and they do not form part of any contract.

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