



Lawrence Copeland  
town & city centre



FOR SALE

Duplex Loft Apt 26 Jacksons Warehouse, 20 Tariff Street, Manchester M1 2FJ

PRICE: **£375,000** \* furniture, furnishings & freestanding appliances available by separate negotiation

**EWS1 Certified** and overlooking Piccadilly Marina to the rear, this superb, immense, duplex loft apartment offers outstanding accommodation extending to 1,496 sq. ft. on the second and upper level 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 one of the largest of its type within the development having three double bedrooms each with its own bathroom or shower room, galleried study and secure designated parking space. The apartment is attractively appointed with many original features of character including exposed brickwork, original beamwork and steel ornate pillars and has been refurbished to the kitchen and bathroom areas. Likely to appeal to owner occupier or property investor. The apartment has an electric heating system and sealed unit double glazing together with communal lift and fantastic location within 400m of Piccadilly Station and the vibrant Northern Quarter.

## ACCOMMODATION

**Communal Vestibule** with intercom entry bell system.  
**Communal Entrance Hall.** Staircase and communal lifts to all floors.

### Lower Level (Second Floor).

L shaped **Reception Entrance Hall** with under stairs store and laminate flooring.

**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 double glazed French door to Juliet Balcony, feature arched window and further high level window with views overlooking Piccadilly Marina, oak finish laminate flooring, chrome plated propellor fan, storage heater, exposed original brickwork, staircase to upper level, cantilever folding door to Bedroom One and opening to **Refurbished Kitchen Area** measuring 10 ft 11 x 7 ft 10 (3.33m x 2.39m) with steel beamwork, attractive fitted units with beige doors and solid oak worktops incorporating a range of wall and base cupboards, plate rack, one and a half bowl single drainer sink unit, space and plumbing for slimline dishwasher, space for fridge/freezer, stainless steel extractor hood, ceramic hob with electric underoven, metro style ceramic tile splashbacks, space and plumbing for washing machine.

**Bedroom One (rear)** measuring 13 ft 6 x 9 ft 9 (4.11m x 2.97m) with feature window overlooking Piccadilly Marina, oak finish laminate flooring, beamed ceiling, original brickwork, integral double wardrobe, two storage heaters, cantilever door to Lounge/Dining Room.

**Refurbished Shower Room/WC** combined with high specification white suite comprising low level WC, wash hand basin, glazed corner shower cubicle, ceramic tiled floor, chrome heated towel rail, feature pillar.

### Upper Level.

**Galleried Study Deck** measuring 11 ft 10 x 9 ft 6 plus staircase (3.61m x 2.90m), exposed original brickwork, feature balustrade overlooking the Lounge/Dining Room, door to inner hall, open plan stairwell. **Inner Hallway** with emergency access door, 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, original brickwork, integral wardrobe, storage heater.

**Refurbished Master Bathroom/WC combined** with high specification white suite comprising low level WC, wall basin, D shaped bath with glazed shower screen and over bath shower with monsoon shower head, extractor fan, part tiled walls and ceramic tiled floor.

**Bedroom Three (rear)** measuring 13 ft 8 plus door recess x 9 ft (4.17m x 2.74m) with arched feature window overlooking the Marina, storage heater, exposed original brickwork, beamed ceiling, door to **Refurbished Ensuite Shower Room/WC combined** with white suite with high specification white suite comprising low level WC, pedestal wash hand basin, glazed shower door to tiled shower cubicle, half slate tiled walls, ceramic tiled floor, chrome heated ladder radiator, extractor fan.

**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 1<sup>st</sup> October 2002 (228 years remaining). 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

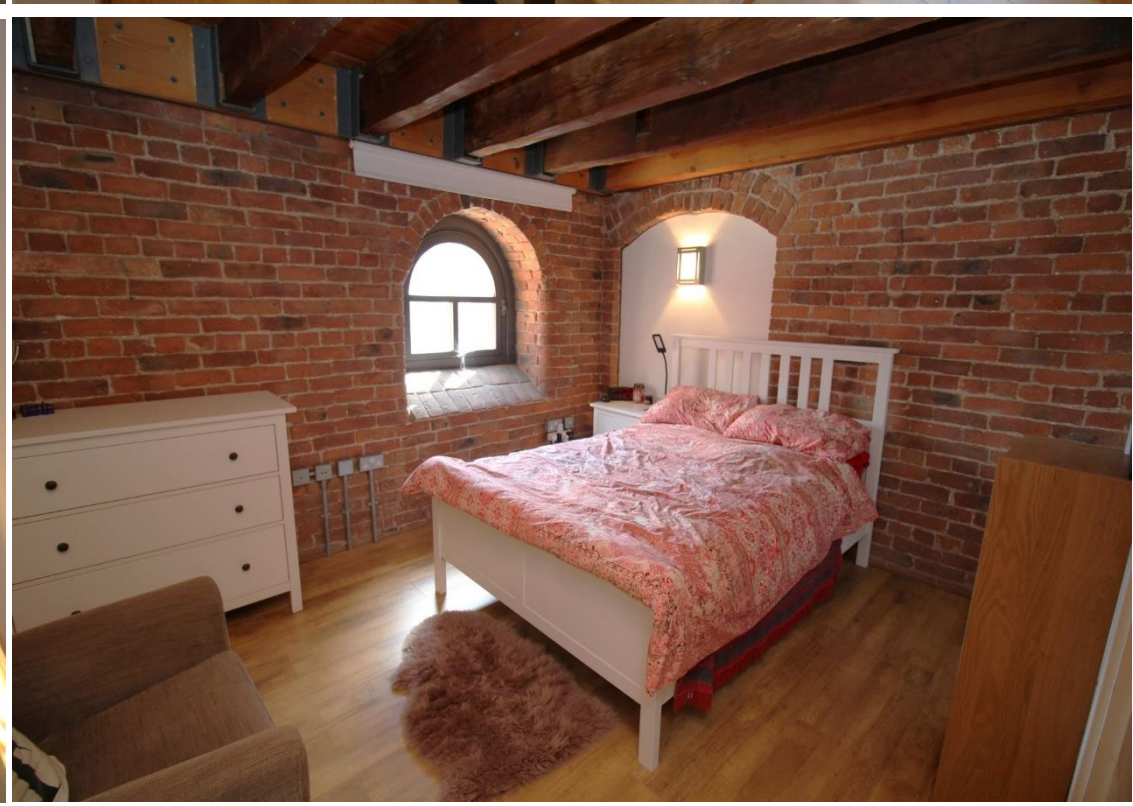
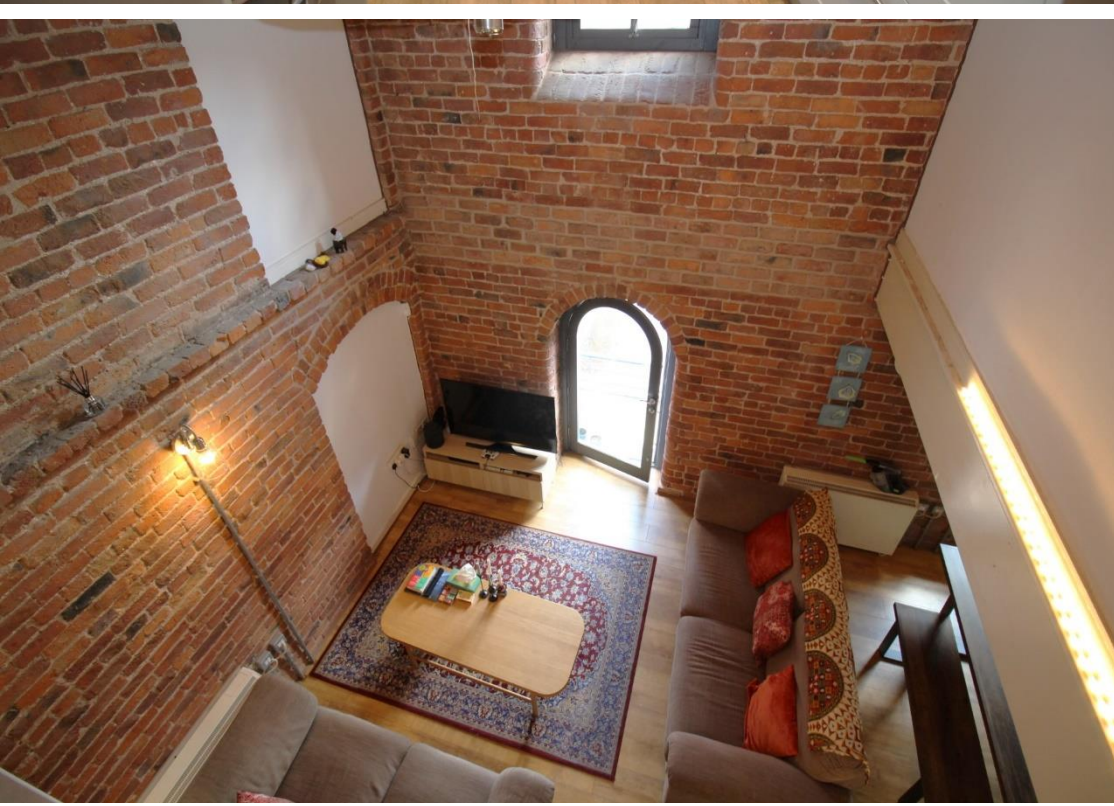
All fixtures and fittings mentioned in these particulars are included in the sale, all others are specifically excluded.

### Photographs

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

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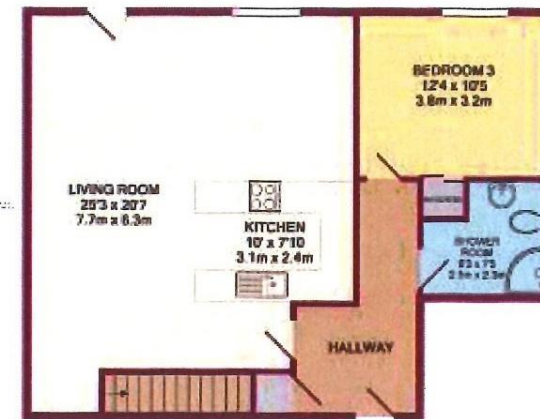
## ENERGY PERFORMANCE CERTIFICATE

Apartment 26 Jacksons Warehouse 20, Tariff Street MANCHESTER M1 2FJ		Energy rating <b>C</b>
Valid until 12 March 2025	Certificate number 8415-7127-3340-2497-5996	

Property type	Mid-floor flat
Total floor area	154 square metres

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## FLOOR PLAN



GROUND FLOOR  
APPROX FLOOR  
AREA: 101.32 M<sup>2</sup>  
(1071 x 945)



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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