



Lawrence Copeland  
town & city centre



FOR SALE

Loft Apartment 57 Piccadilly Lofts, 70 Dale Street, Manchester M1 2PE

PRICE: **£305,000** \*furniture & furnishings available by separate negotiation

**EWS1 Certified, A1 rating.** Occupying an excellent position within 400m of Piccadilly Station, the Northern Quarter and the City Centre retail district. An impressive, refurbished, 5<sup>th</sup> floor character loft apartment of approximately 900 sq. ft. with panoramic views over the rooftops of the Northern Quarter and beyond, aluminium double glazing, intercom entry, electric heating system, communal lift, one secure basement parking space. Presently let on a fixed AST until 01/01/2025 at £1,500 pcm. Ideal for owner occupiers or investors. Fantastic views. Extensive wraparound Balcony.

## ACCOMMODATION

**Ground Floor – Central Communal Entrance Hall Lobby** with stairs and communal lifts to all floors.

### Communal 5<sup>th</sup> Floor landing: Apartment

**Extensive Reception Entrance Hall** with front door, walnut finish strip flooring, decorative original feature pillar and built in airing cupboard.

**Amazing Lounge/Dining Room/Kitchen**, a corner room measuring 19 ft 7 x 17 ft 11 (5.97m x 5.46m) with extensive aluminium double glazed windows to the front and side, original feature pillar, walnut finish strip flooring, French door to extensive wraparound Balcony.

**High specification refurbished Kitchen Area** with fitted units with white doors, stainless steel handles and granite worktops incorporating integral fridge and freezer, integral microwave, integral washer/dryer, integral dishwasher, induction hob with electric under oven, stainless steel extractor hood, stainless steel sink, ceramic tile splashbacks.

Fantastic, extensive wraparound **Balcony** with panoramic views.

**Bedroom One** measuring 14 ft 7 plus recess x 11 ft into wardrobes (4.45m x 3.35m) with original feature pillar, patio door to wraparound Balcony, built in wardrobe with mirrored sliding doors incorporating drawers and shelving, open shelving unit, walnut finish strip flooring and door to Ensuite Shower Room.

**Luxury refurbished Ensuite Shower Room/WC combined** measuring 6 ft 7 x 5 ft 11 (2.01m x 1.80m) with feature ceramic tiled floor, feature part metro style ceramic tiled walls, Edwardian style suite in white with chrome fittings comprising low level WC, pedestal wash hand basin, extensive double shower cubicle with fixed glazed screen, monsoon shower head and flexible shower attachment, two inset feature mirrors, chrome ladder radiator, extractor fan, low voltage spotlighting.

**Bedroom Two** measuring 12 ft 3 plus recess x 10 ft 2 (3.73m x 3.10m) with original pillar, built in wardrobe with glazed door, shelves, walnut finish strip flooring, patio door to wraparound Balcony.

**Luxury refurbished Master Bathroom/WC combined** measuring 7 ft 10 x 7 ft 9 (2.39m x 2.36m) with high specification white suite with chrome fittings comprising low level WC, wash hand basin in tiled vanity unit, glass decorative toiletries shelving with concealed lighting, bath with glazed shower screen and over bath shower, metro style part ceramic tiled walls, chrome ladder radiator, mosaic black and white ceramic tiled floor, extractor fan.

**Secure basement car park with one designated parking space.**

### Tenure

We are advised by the vendor the property is believed to be long leasehold for the residue of 999 years from 18<sup>th</sup> December 2018. 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: E**

### Directions

Travelling along Great Ancoats Street in the direction of North Manchester, turn left into Ducie Street. Follow the road round to the left onto a further continuation of Ducie Street, just before the top of the road, turn right into Dale Street where Piccadilly Lofts 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.

**I1824**





# ENERGY PERFORMANCE CERTIFICATE

# FLOOR PLAN

Apartment 57 Piccadilly Lofts 70 Dale Street MANCHESTER M1 2PE		Energy rating <div style="font-size: 2em; font-weight: bold; border: 1px solid black; padding: 5px; display: inline-block;">C</div>
Valid until <b>20 May 2033</b>	Certificate number <b>7808-6207-0002-1295-1802</b>	

Property type	Mid-floor flat
Total floor area	83 square metres



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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