





# Apt 59 Sorting House, 83 Newton Street, Northern Quarter, Manchester, M1 1ER

\*EWS1 Available A2 Rating\*

Jordan Fishwick are pleased to offer for sale this stunning second floor, two bedroom duplex at the popular Sorting House development in Northern Quarter. The apartment offers high ceilings in the kitchen/diner and large open living space. To the ground floor you will also find plenty of storage, and the first bedroom, and bathroom. On the upper floor is the lounge and master bedroom. There is a well presented communal courtyard with water feature, lifts to all floors, and secure underground parking space included. NO ONWARD CHAIN.

## Price £260,000

**Viewing arrangements**

**Viewing strictly by appointment through the agent**

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

### **The Building**

Located in a sought-after area, this property is just a stone's throw away from an array of local amenities, including shops, cafes, and restaurants. Excellent transport links are also within easy reach, allowing for effortless commuting and exploration of all that Manchester has to offer.

### **Kitchen**

13'10" x 7'7"

Range of wall and base units with complimentary kitchen worktop, integrated oven and hob, extractor fan, tiled splash back, spot lighting, high ceiling, access to communal area.

### **Lounge**

13'10" x 13'5"

Spacious lounge, laminate flooring, electric power sockets, spot lighting, electrical heater, access to main bedroom.

### **Bedroom One**

9'7" x 10'4"

Laminate flooring, fitted wardrobe, double glazed UPVC window, electrical heater, electric power socket, spot lighting.

### **Shower Room**

8'0" x 5'6"

Fully tiled bathroom, glass shower screen, rain attachment with mixer, fitted mirror with complimentary lighting, heated towel rail, low level W.C, hand wash basin.

## Bedroom Two

9'10" x 13'10"

Laminate flooring, double glazed UPVC window, electrical heater, electric power socket, spot lighting.

## Externally

Allocated parking space. Communal Garden.

## Additional Information

Service charges - £2887.20 per annum

Ground rent - Peppercorn

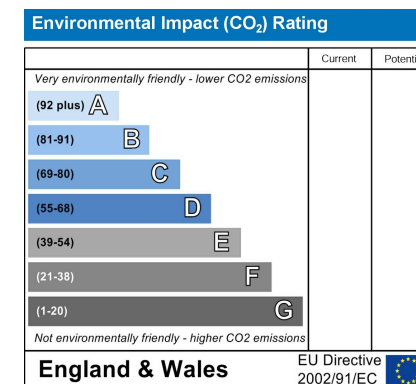
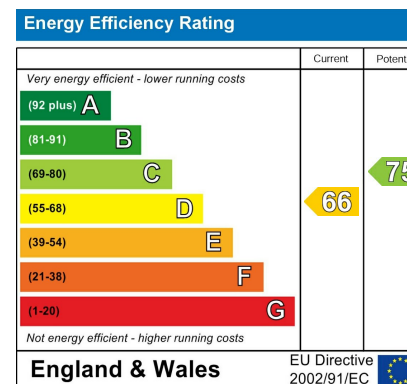
Lease - 975 years remaining.

Council Tax Band-C

EPC Rating - D

## Agents Notes

To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.









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