



Apt 82 The Sorting House, 83 Newton Street, Northern Quarter, 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 is approximately 750 sq ft and 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 master bedroom, and bathroom. On the upper floor is the living room and second bedroom which has potential to be made in to a large double 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 £239,950

Viewing arrangements

Viewing strictly by appointment through the agent
245 Deansgate, Manchester, M3 4EN 0161 833 9499 opt 3

Kitchen/Diner

13'3" x 12'0"

Range of wall and base units with worktops over. Cooker. Hob with extractor over. Freestanding fridge and freezer. Integrated microwave. Sink with mixer tap. Spotlights.

Living Room

29'11" x 13'3"

Laminate flooring. Wall lights. Wall mounted electric heater.

Hallway

Laminate flooring. Spotlights. Storage cupboard housing washing machine and two storage cupboards.

Bedroom One

13'1" x 8'11"

Laminate flooring. Wall lights. Wall mounted electric heater.

Bedroom Two

8'9" x 6'6"

Laminate flooring. Wall lights. Wall mounted electric heater.

Bathroom

Low level W/C. Bath with shower over. Sink with two taps.

Externally

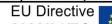
Lifts to all floors. Secure underground parking.

Additional Information

Service charges - £2478.24 per annum
Ground rent - Peppercorn
Lease - 975 years remaining.
Council Tax Band C

Agents Notes

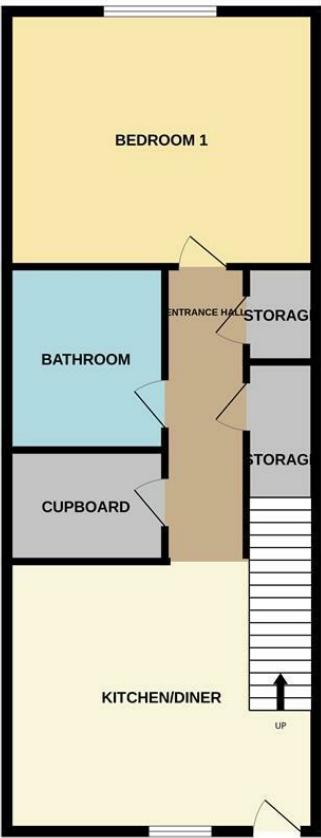
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

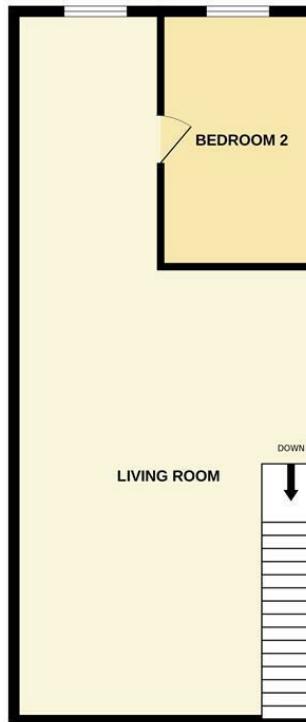
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only.
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