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# Apt 82 The Sorting House, 83 Newton Street, Northern Quarter, M1 1ER

\*EWS1 Available A2 Rating\*

Jordan Fickwick 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 £249,950

**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

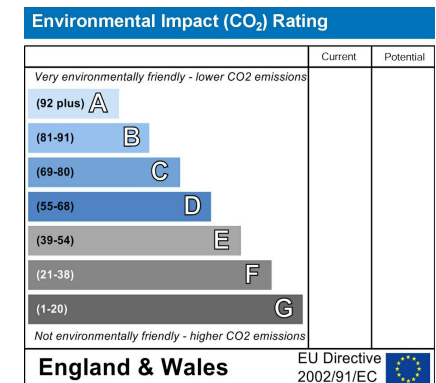
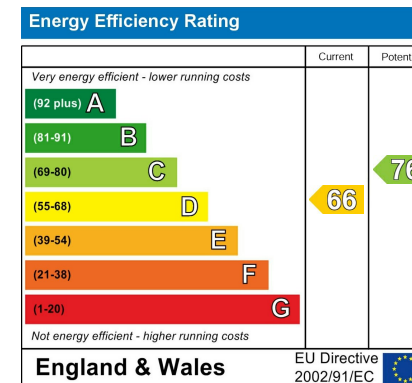
Ground rent - Peppercorn

Lease - 975 years remaining.

Council Tax Band C

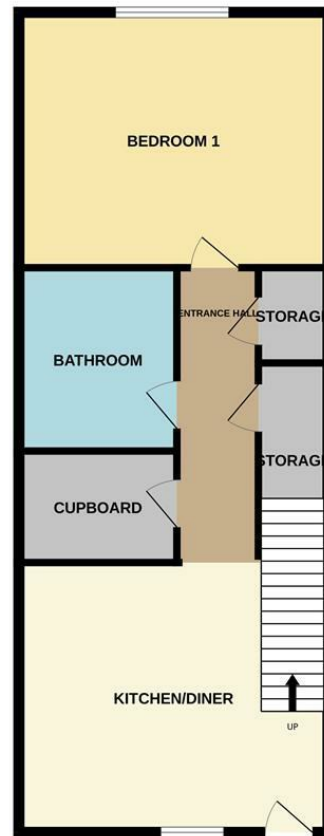
## Agents Notes

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.

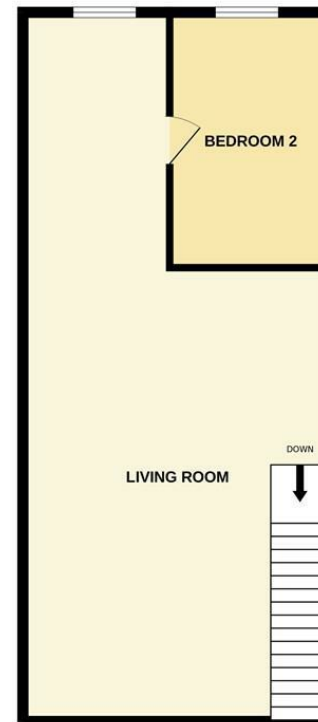




GROUND FLOOR



1ST FLOOR



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