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# 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.

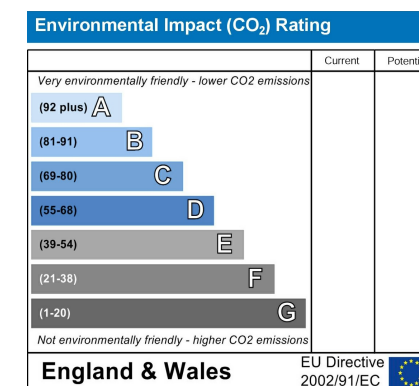
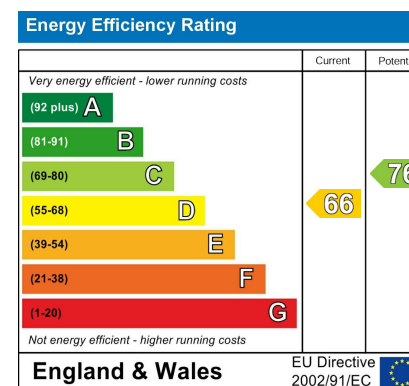
Council Tax Band C

## Agents Notes

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.

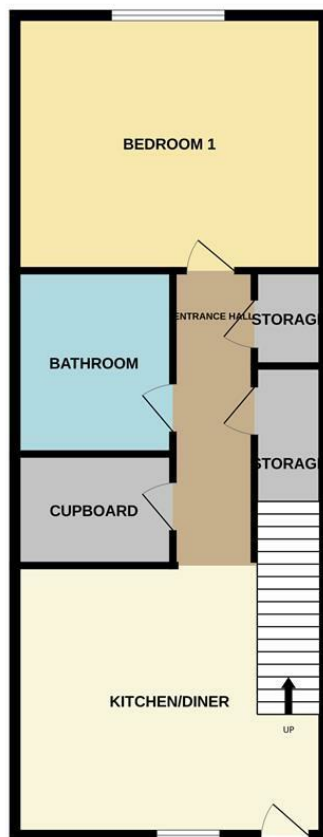
## Disclaimer

**IMPORTANT NOTE TO PURCHASERS:** The lease, ground rent and service charges should all be checked via the solicitors for clarification. We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only, and are not precise. If floor plans were included, these may not be to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us.

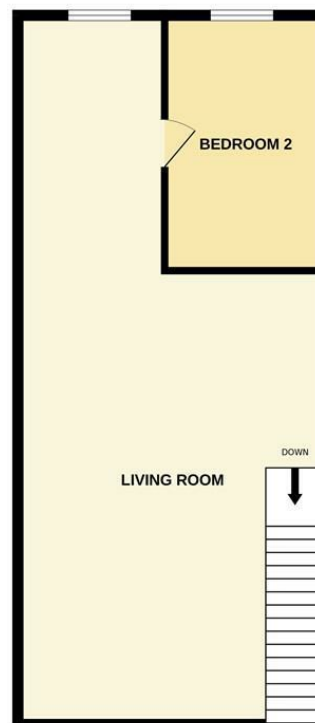




GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only.  
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245 Deansgate, Manchester, M3 4EN

0161 833 9499 opt 3

[manchester@jordanfishwick.co.uk](mailto:manchester@jordanfishwick.co.uk)

[www.jordanfishwick.co.uk](http://www.jordanfishwick.co.uk)

