



# 13 The Cartwright, Spinners Mill

Hatter Street | Manchester | M4 5FZ

**Asking Price £170,000**

The  
**GOOD  
ESTATE**  
AGENCY

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Hatter Street |

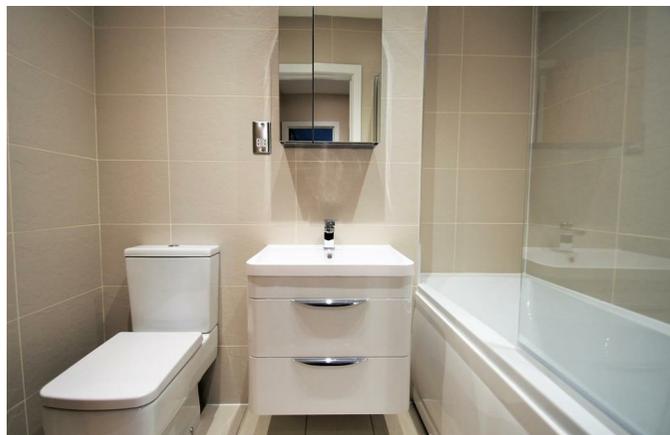
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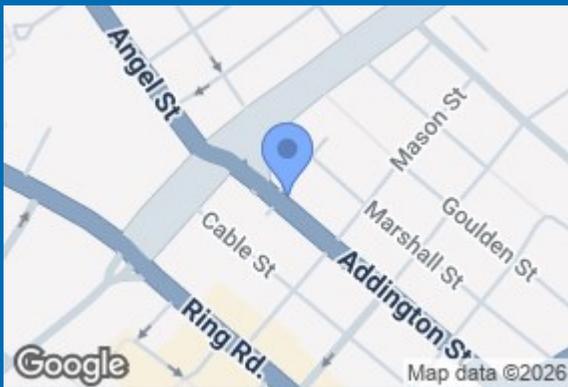
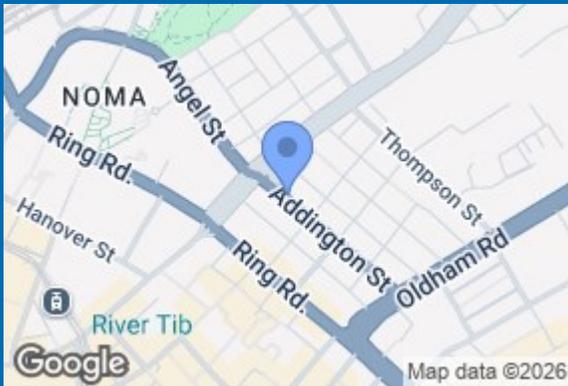
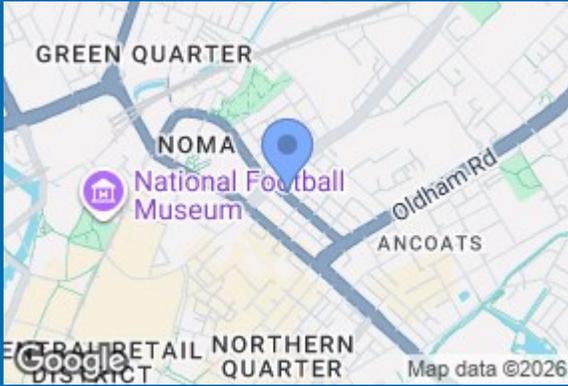
1 BEDROOM APARTMENT. Once home to a fashion and textile workshop, The Cartwright is an elegantly converted residence located at the intersection of Manchester's growing NOMA and New Cross neighbourhoods. Celebrating the building's heritage while offering luxurious contemporary interiors, this development brings Manchester's history into the modern day. The 3rd floor property, totalling 562 sq ft, comprises: entrance hall, storage cupboard, double bedroom, stylish house bathroom, spacious open plan living and dining room with Juliet balcony through to fitted kitchen. Further benefits include intercom and lift access. Conveniently located just off the city's inner ring road, within a short walk to The Northern Quarter & Victoria Station. Currently let for £1,000pcm, achieving a rental yield of 7.1%.



- ONE DOUBLE BEDROOM
- STYLISH BATHROOM
- PERIOD CONVERSION
- FORMER TEXTILE HOUSE
- ANCOATS LOCATION
- FITTED KITCHEN
- SPACIOUS OPEN PLAN LIVING & DINING ROOM
- 562 SQ FT
- CURRENTLY LET FOR £1,000PCM, ACHIEVING A RENTAL YIELD OF 7.1%
- CONVENIENT FOR THE NORTHERN QUARTER & VICTORIA STATION







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(12 plus) A			
(91-91) B			
(69-80) C			
(54-68) D		63	63
(39-54) E			
(21-39) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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