JULIE TWIST PROPERTIES



# Middle Warehouse, Castle Quay - Offers In Region Of £225,000

This stunning one bedroom apartment is located within the beautifully converted Grade II listed Middle Warehouse development in the heart of Castlefield. The property occupies a south-facing position on the fourth floor pouring in natural light throughout the apartment. Original features have been retained within the living room and bedroom with open brick walls, barrel ceilings, original arch windows and solid wood flooring showcasing character and history at each opportunity. The spacious living room leads out onto the south-facing balcony which boasts exposed brickwork and wrought iron railings. The kitchen is accessed from both the living room and hallway and has great potential with enough space for a small dining area. The bedroom is a great size and offers ample storage space, exposed brick walls and has a full-length window facing towards the balcony. The stunning bathroom designed by Philippe Starck, is fully tiled with a walk-in shower and is in immaculate condition. The property also benefits from a secure gated parking space, plus visitors parking and a large storage cupboard which could be alternated as an office/study/dressing room. There is also a day time caretaker on site.

- One Double Bedroom
- South Facing Balcony
- Conversion
- Original Features Throughout
- Castlefield Location
- Concierge
- Allocated Parking Space
- Fourth Floor

ARLA Association of Residential Letting Agents
NAEA National Association of Estate Agents
The Property Ombudsman

**MIDDLE WAREHOUSE HISTORY**
Middle Warehouse is situated on the banks of the Bridgewater Canal in Castlefield. The building was originally owned by the Manchester Ship Canal company and was built in the 1830's, it was one of the first buildings in the area to be converted around 1988. It is a fine example of warehouse architecture and is now one of Manchester's premium and most sought after conversions situated overlooking Castle Quay. Surrounded by picturesque canals and cobbled walkways, but still only a short walk from the City Centre's shops, bars and restaurants. Close to Deansgate train station and Deansgate metrolink and with easy links to all major motorways, getting out of the city centre is just as easy too!







**GENERAL**
Rental Yield: 5.1% (Based on expected rental of £950pcm)
Service Charge: £2800 pa (includes water charge)
Ground Rent: £30 pa
Lease: 125 years from 01.01.1991
Council Tax Band: D, Aprx £1502.12 pa
Management Company: Constant Property Management

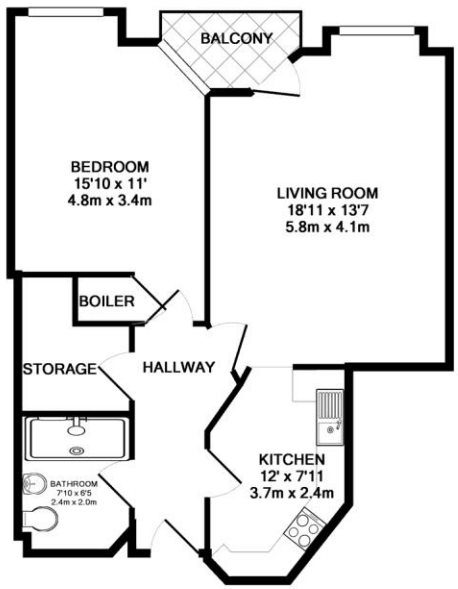
**HALLWAY**
Solid wood flooring, radiator, ceiling spotlights, intercom entry phone plus access to a large storage cupboard.

**LIVING ROOM**
Solid wood flooring, open brick walls, radiator, phone/tv point, double glazed door to the balcony, double glazed arch window and two ceiling light fixtures.

**KITCHEN**
Accessed via the living room and from the hallway the kitchen comprises a range of wall and base units, sink with drainer and mixer tap, built-in oven, space and plumbing for dishwasher, space for washer/dryer, space for fridge/freezer, four ring hob with extractor over, tiled splashback, solid wood flooring and ceiling lighting.

**BEDROOM**
Full length window facing to the balcony, double glazed arch window, solid wood flooring, open brick walls, cupboard housing the boiler, tv point, radiator and ceiling lighting.

**BATHROOM**
Three piece luxury Philippe Starck bathroom comprising counter top bowl basin with Hansgrohe tap, WC, walk-in shower complete with glass shower screen, overhead shower plus hand-held shower fixture, tiles to walls and flooring, stainless steel heated towel rail, extractor fan, suspended lighting and spotlights.




TOTAL APPROX. FLOOR AREA 642 SQ.FT. (59.6 SQ.M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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