



The Sorting House, Newton Street - Offers Over £348,000

Julie Twist Properties are pleased to welcome to the market this beautifully presented two-bedroom apartment, set within a converted former Royal Mail Sorting Office. This triplex apartment is situated on the first floor and has been recently renovated to a high specification. The apartment boasts a spacious open-plan living area on the top level, which overlooks a separate dining area with floor-to-ceiling windows, allowing ample natural light to flood the room. Also on this level is a generously sized double bedroom, accessed via sliding doors from the living space. The lower level features a fully equipped kitchen with integrated appliances, a three-piece bathroom, and a double bedroom which is currently used as a study and also benefits from an en-suite. Additionally, the property comes with an underground parking space.

- Triplex Apartment
- Two Double Bedrooms
- Allocated Parking Space
- Renovated to a High Specification
- Japanese Style Courtyard Garden
- Former Royal Mail Sorting Office Conversion
- Close to Piccadilly & Northern Quarter
- Short Walk to Arndale Centre

The Sorting House is a hidden gem located in the Northern Quarter/Ancoats. Formerly one of Royal Mail's sorting offices, this building was converted into characterful apartments featuring high ceilings and original feature window, as well as a fabulous Japanese style communal garden area, offering a private space to sit outside in the summer. Based on Newton Street, you are a stones throw from Ancoats, Piccadilly, the Arndale Centre, and plenty of transport links, shops, bars and incredible restaurants.

GENERAL

Rental Yield: 5.34% (Based on an estimated rental price of £1550pcm)
 Service Charge: £3299.28 per annum
 Ground Rent: Peppercorn
 Lease: 999 years from 1 June 2000
 Council Tax Band: E
 Total Floor Area: 927 sq.ft / 86.1 sq.m
 Management Company: Urban Bubble

HALLWAY

Featuring exposed brickwork, downlights, WIFI controlled radiator, and access to two storage cupboards. The kitchen pantry accessible under the stairs.

KITCHEN/DINING AREA

The kitchen is positioned on the ground level and features a contemporary, shaker style design comprising wall/base units and a marbled quartz surface. The sink features a brass mixer tap, complimenting the knurled brass handles found throughout. Integrated fridge/freezer, washing machine, dishwasher, built-in oven, and four induction ring hob with extractor. Tiled floor and backsplash, with brass edging strip. The dining area is accessed via stairs from the kitchen, and features exposed brickwork and large feature window with automated blackout blind.

LIVING AREA

The living area is positioned on the upper level, consisting of a gallery that overlooks the dining area and feature wall. Also contains TV point, wall lighting, and WIFI controlled radiator.

BEDROOM 1

Accessed via an integrated sliding door from the living area, Bedroom 1 is spacious and comfortable, with carpeted flooring, two fitted wardrobes, WIFI controlled radiator, wall/pendant lighting, and built-in bedside tables with wireless chargers.

BEDROOM 2 / STUDY

Currently used as a study, this large downstairs bedroom features access to the ensuite, WIFI controlled radiator, phone/TV point wall lights.

ENSUITE

Accessed via Bedroom 2, a three piece bathroom comprising of shower cubicle, sink with taps, tiled wall/flooring, extractor, downlights, and heated towel rail.

MAIN BATHROOM

Accessed via the hallway on the ground level, a three piece bathroom comprising of bath with shower attachment, sink with taps, tiled walls/flooring, extractor, downlights, and programmable heated towel rail.

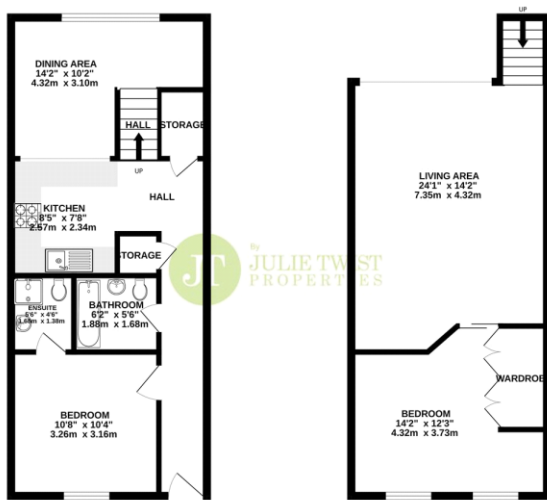
PARKING

The property benefits from a secure car parking space and an on-site caretaker.



FIRST FLOOR
489 sq.ft. (45.4 sq.m.) approx.

2ND FLOOR
438 sq.ft. (40.7 sq.m.) approx.



TOTAL FLOOR AREA: 927 sq.ft. (86.1 sq.m.) approx.
We warrant every statement has been made to the best of our knowledge and belief. Measurements are approximate and should not be relied upon for any legal or financial purposes. The services, systems and appliances are not tested and are not guaranteed. Made with MyPlan 12/21

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