



JULIE TWIST
PROPERTIES



Finlay's Warehouse, Dale Street, Northern Quarter - Offers Over £250,000

We are delighted to offer this two bedroom apartment within the highly sought-after Finlay's Warehouse development in the heart of the Northern Quarter. Finlay's Warehouse is a Grade II Listed building that was once home to the famous Foo Foo's Palace before being converted to luxury apartments in 2015 and this is the first apartment to be marketed there since! This apartment is located on the upper ground floor level and offers a spacious hallway with two additional storage decks above the bathrooms; two great sized double bedrooms with an ensuite shower room to the master; spacious living room; open plan kitchen complete with integrated appliances and island with integrated induction hob and space for breakfast bar seating plus a main three piece bathroom. The apartment retains its original features with open brick walls, high ceilings, iron columns and exposed wooden beams throughout. Finlay's Warehouse has an impressive communal area where original features have been restored back to their former glory, plus has a communal bike store. Located on Dale Street within the heart of the Northern Quarter, you are within a short walk to Piccadilly Train Station, Piccadilly Gardens, Ancoats and the array of bars, shops, cafes and restaurants that the Northern Quarter has to offer.

- Northern Quarter Location
- Two Double Bedrooms
- Two Bathrooms
- Newly Converted Development
- Period Features
- Warehouse Conversion
- High Ceilings
- Exposed Brickwork

GENERAL

Rental Yield: 6.2% (Based on expected rental of £1300pcm)
Service Charge: £1298.28 pa
Ground Rent: £250 pa
Lease: 150 years from 01.01.2015
Council Tax Band: D, Aprx £1502.12 pa
Management Company: Complete Property Management

HALLWAY

Wooden flooring, suspended lighting, access to overhead storage areas and cupboard housing the boiler and plumbing for washing machine.

LIVING ROOM

Double glazed sash windows, intercom, open brickwork, iron column, wooden flooring, phone/tv point, wall mounted heater, suspended lighting.

KITCHEN

Open plan to the living area, the kitchen comprises a range of wall, base units & island unit with integrated four ring induction hob & extractor over, integrated dishwasher, integrated fridge/freezer, built-in oven, sink with mixer tap, tiled splashback, tiled flooring, ceiling extractor, spotlights and under unit lighting.

MASTER BEDROOM

Two double glazed sash windows, open brickwork, exposed column, carpeted flooring, wall mounted heater, tv point, suspended lighting and access to ensuite.

ENSUITE

Accessed via master bedroom the ensuite comprises shower cubicle, WC, sink with mixer tap, tiled flooring, tiled walls, inbuilt wall mirror, spotlights and extractor fan.

BEDROOM 2

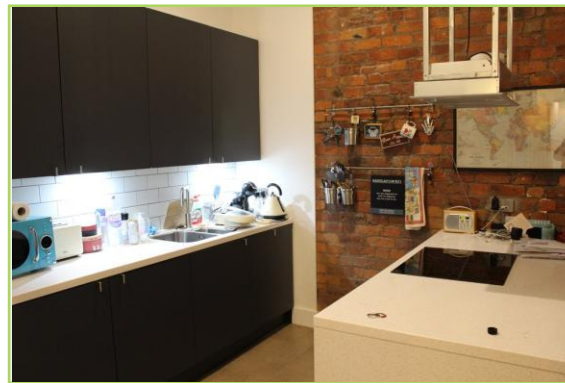
Two double glazed sash windows, carpeted flooring, open brickwork, wall mounted heater, tv point and suspended lighting.

BATHROOM

Accessed via the hallway, a three piece bathroom comprising bath with shower attachment over, WC, sink with mixer tap, inbuilt wall mirror, heated towel rail, partially tiled walls, tiled flooring, extractor and spotlights.

FINLAY'S WAREHOUSE HISTORY

Finlay's Warehouse is a Grade II listed warehouse built in two phases (between 1870 & 1892). The name derives from the original company name, Finlay Campbell and Co Ltd, who were Scottish firm operating from Manchester and India. Like many of the buildings in this area of Manchester, originally they were used as warehouses for shipping and the clothing industry. The large entrance on Mangle Street, known as the hovel was created to allow deliveries directly into the building rather than blocking the street. The industry in the area declined in the mid 20th century, leaving many of these formidable buildings neglected. 56 Dale Street received a new lease of life in 1975 when it became the famous Foo Foo's Palace night club for over 25 years. In 2015 it was then converted into stunning apartments and is now one of the Northern Quarter's most sought-after developments!



2 Bed Apartment	72 m2	775 ft2
room areas	m	ft
1. living / kitchen	8.0 x 3.1	26' 2 3/4" x 10' 2"
2. master bedroom	2.7 x 3.3 + 2.2 x 1.7	8' 10 1/4" x 10' 9 3/4" + 7' 2 1/2" x 5' 6 3/4"
3. en-suite	2.1 x 1.5	6' 10 1/2" x 4' 11"
4. bedroom 2	3.2 x 3.4	10' 5 3/4" x 11' 1 3/4"
5. bathroom	2.4 x 2.1	7' 10 1/4" x 6' 10 1/2"
6. store	1.0 x 2.3	3' 3 1/4" x 7' 6 1/2"



IMPORTANT NOTE TO PURCHASERS: 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, especially if you are travelling some distance to view.

