



Finlay's Warehouse, Manchester – Offers Over £320,000

Julie Twist Properties are delighted to present this large and bright two bedroom apartment in the tastefully converted, Finlay's Warehouse. The layout comprises of two double bedrooms; the master bedroom has a walk in closet with floor to ceiling storage, an ensuite and access to a large storage cupboard. The second bedroom is a great size double with large fitted wardrobes and has access to the second bathroom which is just off the hallway. The fully fitted kitchen is open plan to the living and dining area and has a breakfast bar perfect for entertaining. Throughout the flat it has engineered oak flooring, large sash windows, high ceilings, original columns and exposed brickwork.

Finlay's Warehouse is a National RIBA award winning development, this grade II listed 19th century cotton warehouse was converted into 27 loft apartments by a multiple award winning architect. Positioned in the heart of Manchester's vibrant Northern Quarter, Finlay's Warehouse was home to the famous Foo Foo's Palace before being converted to luxury apartments in 2015.

The location is only minutes away from Piccadilly Station, Piccadilly Gardens, Market Street and the hustle and bustle of the Northern Quarter. Ancoats, which is another new popular area of Manchester is also less than ten minutes walk away, offering a different range of independent bars and restaurants.

- Two Double Bedrooms
- Two Bathrooms
- Warehouse Conversion Development
- A Few Minutes Walk to Piccadilly Station
- Northern Quarter Location
- Period Features Throughout
- Close to Market Street
- Walking Distance to Ancoats

GENERAL

Rental Yield: 4.5% (Based on expected rental of £1200pcm)
Service Charge: £1805.04a
Ground Rent: £250pa
Lease: 150 years from 1 January 2015
Council Tax Band: D, Aprx £1724.71pa
Management Company: Complete Property

HALLWAY

Engineered oak flooring, ceiling lights and wall mounted heater.

LIVING ROOM

Two double glazed windows, engineered oak flooring, wall mounted heater, phone/TV point, intercom entry system and ceiling lights.

KITCHEN

Open plan to the living area, the kitchen comprises wall and base units, integrated fridge/freezer, integrated dishwasher, built-in oven with four ring hob and extractor over, breakfast bar, stainless steel sink with mixer tap and drainer, tiled flooring, spotlights, ceiling lights and extractor.

MASTER BEDROOM

Double glazed window, carpeted flooring, wall mounted heater, phone/TV point, ceiling lights, large walk-in wardrobe and entrance to the ensuite.

ENSUITE

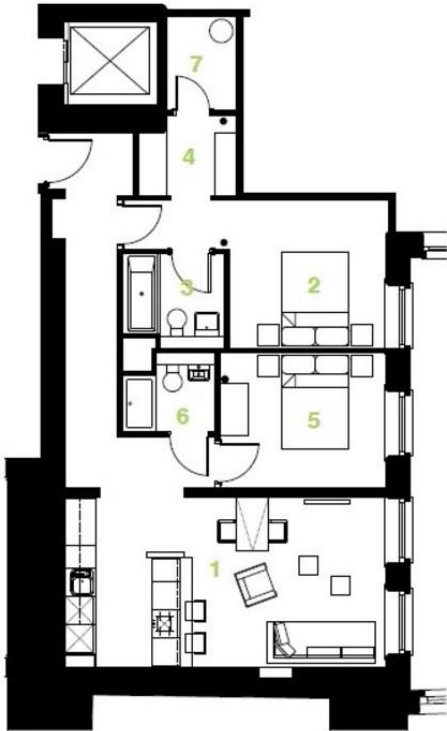
Accessed via the master bedroom, a three piece bathroom comprising bath with shower attachment over, WC, recessed mirror with shelf, sink with mixer tap, heated towel rail, partially tiled walls, tiled flooring, extractor and spotlights.

BEDROOM 2

Double glazed window, carpeted flooring, wall mounted heater, phone/TV point, fitted wardrobes and ceiling lights.

MAIN BATHROOM

Accessed via the hallway, the main bathroom comprises of a shower cubicle, WC, wash hand basin with mixer tap, recessed mirror with shelf, heated towel rail, partially tiled walls, tiled flooring, extractor and spotlights.



2 Bed Apartment	78 m ²	840 ft ²
room areas	m	ft
1. living / kitchen	6.9 x 3.6	22' 7 1/2" x 11' 9 1/2"
2. master bedroom	3.4 x 3.2 + 1.0 x 2.3	11' 1 3/4" x 10' 5 3/4" + 3' 3 1/4" x 7' 6 1/2"
3. en-suite	2.2 x 2.0	7' 2 1/2" x 6' 6 1/2"
4. walk in wardrobe	2.1 x 1.7	6' 10 1/2" x 5' 5 3/4"
5. bedroom 2	3.5 x 2.9	11' 5 3/4" x 9' 6"
6. bathroom	2.0 x 1.7	6' 6 1/2" x 5' 6 3/4"
7. store	1.5 x 2.0	4' 11" x 6' 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.

