



JULIE TWIST
PROPERTIES



Finlay's Warehouse, 56 Dale Street

Asking Price Of £330,000

This beautiful two bedroom conversion property is located within the popular Finlay's Warehouse on Dale Street. Positioned on the second floor, this corner apartment has a spacious entrance hall which leads round to an open plan living area which has dual aspect views and a fitted kitchen with integrated appliances. There are two spacious double bedrooms, both have built-in full height wardrobes and the master has an ensuite shower room. There is a main three piece bathroom with additional storage space above. The apartment has original features throughout with high ceilings, exposed brick walls, feature brick fire-places and iron columns and beams.

- Two Double Bedrooms
- Beautiful Conversion
- Grade II Listed
- Two Bathrooms
- Minutes to Piccadilly Station
- Northern Quarter Location
- Corner Apartment
- Short Walk to Ancoats



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JulieTwistMCR



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DESCRIPTION

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 couldn't be more perfect, only minutes' walk away from Piccadilly Station, Piccadilly Gardens, Market Street, Ancoats and the hustle and bustle of the Northern Quarter. There are plenty of transport links, bars, shops, cafes and restaurants nearby to enjoy.

GENERAL

Rental Yield: 4.9% (Based on current rental of £1350pcm)
 Service Charge: £1719.18 pa
 Ground Rent: £250 pa
 Lease: 150 years from 2015
 Council Tax Band: Aprx D, Aprx £1805.84 pa
 Management Company: Complete Property Management
 Tenancy in place until 20.09.2021 paying £1350pcm

HALLWAY

Wooden flooring, suspended lighting, exposed pipe features and access to:-

LIVING ROOM

Four double glazed windows, wooden flooring, exposed brick walls, feature brick fire-place, wall heater, phone/tv point and suspended lighting.

KITCHEN

Open plan kitchen comprising integrated fridge/freezer, integrated dishwasher, sink with mixer tap and drainer grooves to work surface, built-in oven, breakfast bar with four ring hob and suspended extractor fan, tiled splashback, tiled flooring and suspended lighting.

MASTER BEDROOM

Two double glazed windows, carpeted flooring, wall heater, feature brick fire-place, exposed brick walls, iron column, built-in full height wardrobes, suspended lighting and access to the ensuite.

ENSUITE

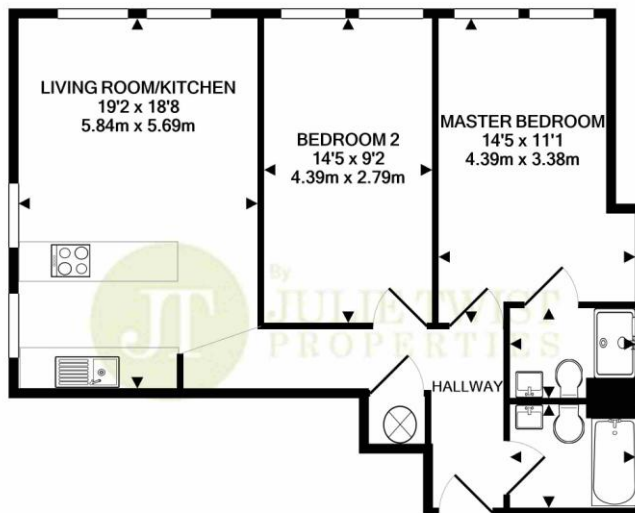
Accessed via the master bedroom the ensuite comprises walk-in shower, WC, sink with mixer tap, tiled flooring, heated towel rail, wall mirror with vanity shelf, partially tiled walls and spotlights.

BEDROOM 2

Two double glazed windows, carpeted flooring, wall heater, built-in full height wardrobes, exposed brick walls and suspended lighting.

BATHROOM

Three piece bathroom comprising bath with shower attachment over, WC, sink with mixer tap, heated towel rail, tiled flooring, partially tiled walls, wall mirror with vanity shelf. Extra storage space above the bathroom.



TOTAL APPROX. FLOOR AREA 764 SQ.FT. (71.0 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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Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
(92-100) A	71
(81-91) B	
(69-80) C	
(55-68) D	