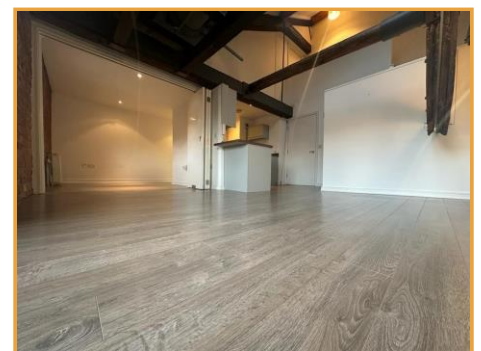




## Jacksons Warehouse, Tariff Street, Northern Quarter, Manchester, M1 2FJ

- Top Floor Duplex Apartment
- Exposed Brick Work & Wooden Beams
- Wrought Iron Pillars & Feature Wooden Wheel
- Two Double Bedrooms
- Two Bathrooms
- Juliette Style Balcony



Offers in Excess of £305,000 Leasehold

Granite Lettings & Property Management are pleased to present this top floor, two bedroom, duplex apartment in the iconic Jacksons Warehouse. Jacksons Warehouse is a beautiful conversion is located aside the picturesque and tranquil waters of Piccadilly Basin. Located just a few minutes` walk from Piccadilly Station and amidst the popular Northern Quarter and Ancoats districts. Set over two floors, the property briefly comprises; spacious open plan living area with Juliette balcony, two double bedrooms (one upstairs, one downstairs), one of which has bi-folding doors into the living area, creating a larger living space if required. There is a fully fitted kitchen with integral appliances, family bathroom with shower over bath and a separate WC. The apartment also boasts an abundance of original features, exposed brick work, wooden beams, wrought iron pillars and a large wooden fly wheel. Its safe to say, they don`t build apartments like this any more.

The property also makes an excellent investment opportunity, Jacksons Warehouse is located right next door to our NQ office and is one of the buildings we get a consistent flow of rental enquiries about. Rental valuation £1395 pcm.

Council tax Band C - Manchester City Council:  
[ecure.manchester.gov.uk/info/500336/how\\_its\\_worked\\_out/6306/council\\_tax\\_bands\\_and\\_charges](http://ecure.manchester.gov.uk/info/500336/how_its_worked_out/6306/council_tax_bands_and_charges)

Service Charge: £2565 per annum

Ground rent: £250 per annum

Leasehold: 229 years remaining.

Living / Dining Room / Kitchen 20'5" (6.22m) x 14'3" (4.34m)

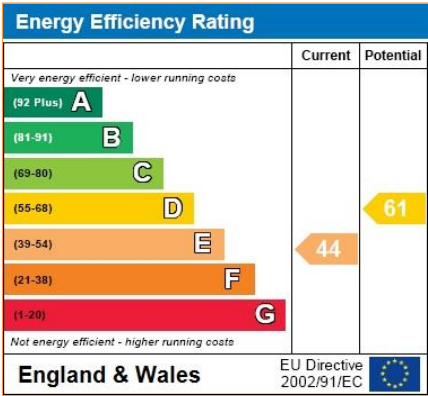
Bedroom Two 14'0" (4.27m) x 10'1" (3.07m)

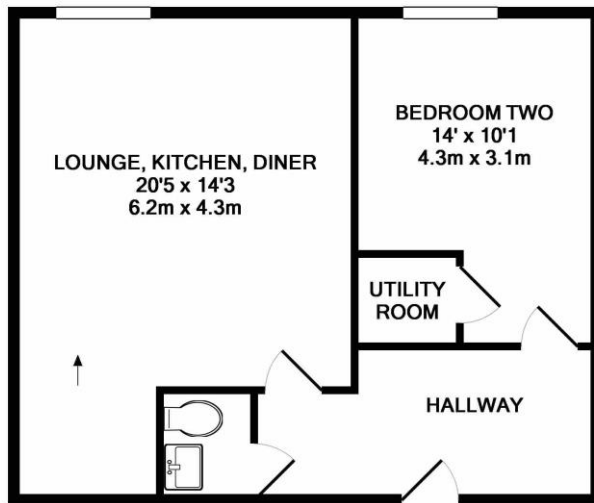
Master Bedroom 11'9" (3.58m) x 9'1" (2.77m)

Family Bathroom 7'6" (2.29m) x 6'4" (1.93m)

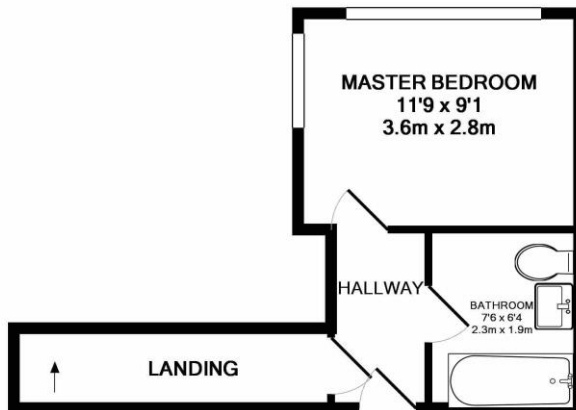
Downstairs WC 4'6" (1.37m) x 4'6" (1.37m)

Landing 4'6" (1.37m) x 14'1" (4.29m)





GROUND FLOOR  
APPROX. FLOOR  
AREA 497 SQ.FT.  
(46.2 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 228 SQ.FT.  
(21.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 725 SQ.FT. (67.4 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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