



The Smithfield Buildings, M4 1LA

- Huge One Bedroom Mezzanine In The Iconic Smithfield Buildings
- Top Floor Period Conversion
- Light And Spacious
- Spacious Living Space With Corner Aspect
- Modernised Bathroom With Large Shower
- Fully Fitted Kitchen

Price £210,000 Leasehold



WATCH VIDEO TOUR! Granite Lettings & Property Management are pleased to present this large one bedroom, loft conversion, with corner aspect, located in the iconic Smithfield Buildings, right in the heart of Manchester's Northern Quarter District. Surrounded by a plethora of trendy bars, restaurants, boutiques and art galleries this stunning period conversion briefly comprises; large open plan living area with corner aspect, large windows and real wooden floors. The stairs lead up to a spacious double bedroom on the mezzanine, overlooking the living space, with feature skylight. The property also boasts a modernised bathroom with large shower, recently fitted kitchen and good storage space throughout, including segregated entrance porch.

The property also makes a great investment opportunity, current rental valuation is £1295 pcm

Satisfactory EWS1 in place.

Building Service Charge: £2100 per year

Ground Rent: £150 per annum

Leasehold years remaining: 969 years

Building Management Agents are Scanlans

Hyperoptic is installed in the building.

Council Tax Band D - £2183.03 - Manchester City Council [Prices correct as of 2025/2026 - please always refer to the council website]

Living Room 23'7" (7.19m) x 20'4" (6.2m)

Wooden floor, corner aspect, loft style ceiling, tv / sat points, electric heaters

Bedroom 6'10" (2.08m) x 15'11" (4.85m)

Mezzanine level, feature skylight, fitted carpet.

Kitchen

Wooden floor, electric oven, electric hob, cooker hood, fridge / freezer. Sink / drainer.

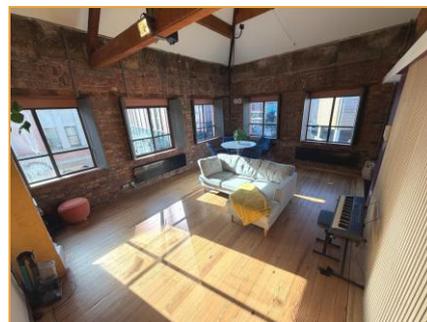
Bathroom 8'6" (2.59m) x 6'11" (2.11m)

Shower Cubicle, wash basin, toilet, tiled.

Storage

Located Under Mezzanine

Front Porch



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B		
(69-80) C	69	70
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

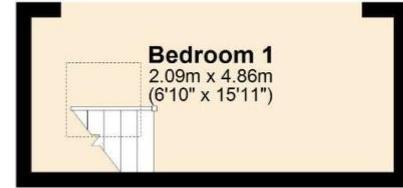
Ground Floor

Approx. 47.9 sq. metres (515.1 sq. feet)



First Floor

Approx. 10.2 sq. metres (109.3 sq. feet)



Total area: approx. 58.0 sq. metres (624.5 sq. feet)