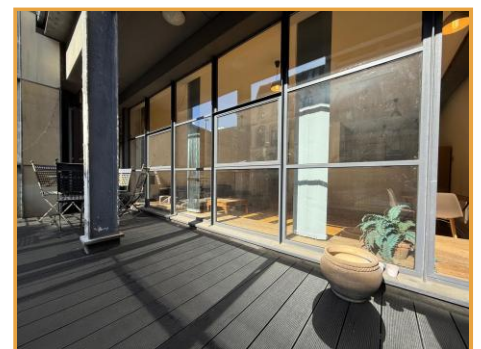




## The Smithfield Buildings, Tib Street, Manchester, M4 1LA

- Huge One Bedroom Apartment In The Iconic Smithfield Buildings
- Period Conversion
- Floor To Ceiling Windows & Wooden Floors
- Large Private Balcony
- Spacious Living Space With Mezzanine Kitchen
- Two Bathrooms (Ensuite To Master Bedroom)

**Price £235,000 Leasehold**





**WATCH VIDEO TOUR!** Granite Lettings & Property Management are pleased to present this huge one bedroom apartment in the iconic Smithfield Buildings, situated 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; huge open plan living area with real wooden floor and floor to ceiling windows, spacious double bedroom with ensuite, separate bathroom with shower over bath, fitted kitchen and huge private balcony.

The property also makes a great investment opportunity, current occupied on a rolling AST, current rental valuation is £1350 pcm

Satisfactory EWS1 in place.

Building Service Charge: £3199.25 per year

Ground Rent: £100 per annum

Leasehold years remaining: 970 (999 years from 1996)

Building Management Agents are

Council Tax Band D: £1969.50 - Manchester City Council [Prices correct as of 2023/2024 - please always refer to the council website]

#### Living Room 17'9" (5.41m) x 20'3" (6.17m)

Split level, wooden Floor, floor to ceiling windows, leads to full width outdoor balcony which overlooks oldham street.

#### Kitchen 6'7" (2.01m) x 20'3" (6.17m)

Wooden floor, eclectic hob, electric oven, cooker hood, under counter fridge, under counter freezer.

#### Bedroom 11'10" (3.61m) x 14'11" (4.55m)

Fitted carpet, internal window.

#### Bathroom 6'9" (2.06m) x 6'11" (2.11m)

Family bathroom with 3 piece suite, shower over bath. Tiled throughout. Shower rail. Fitted mirror.

#### Ensuite Bathroom 4'6" (1.37m) x 7'8" (2.34m)

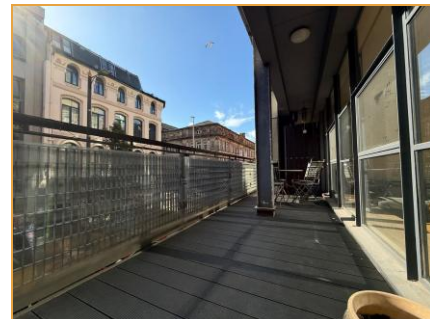
Shower cubicle, tiled. Sink. Toilet Basin.

#### Ground rent

£100

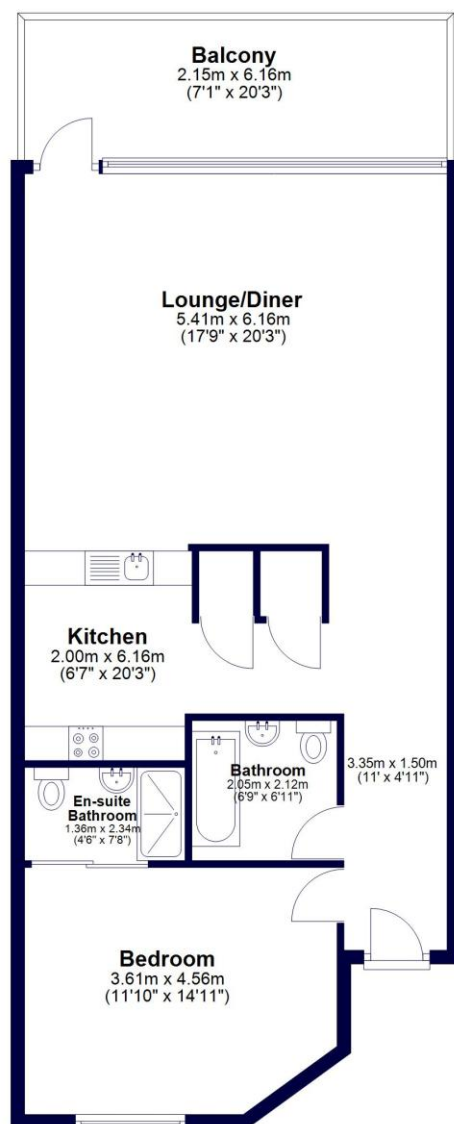
#### Service Charge

£3,199



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

## Ground Floor



Total area: approx. 80.1 sq. metres (862.5 sq. feet)

**Apartment 102 , The Smithfield**