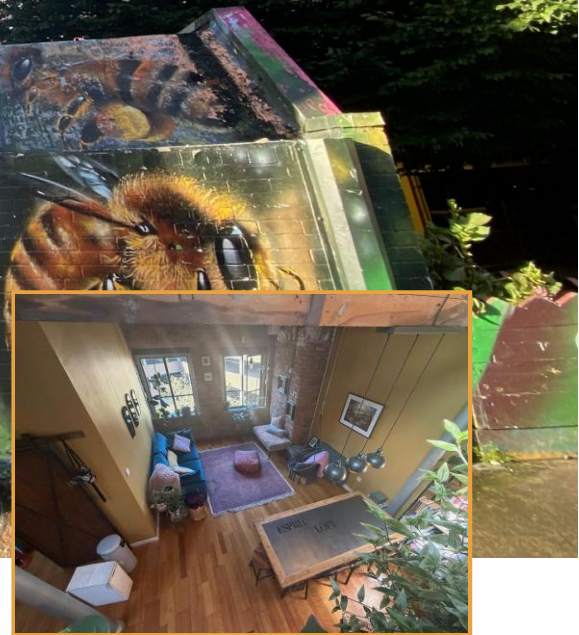




The Smithfield Buildings, Tib Street, Manchester, M4 1LA

- Top Floor, Two Bedroom Apartment, With Additional Study Space
- Loft Style Period Conversion With Mezzanine
- Located in The Iconic Smithfield Buildings
- Spacious Open Plan Living Space Area
- Wooden Floors, Exposed Brick Work & Large Feature Windows
- Two Bathrooms (En-suite To Master Bedroom)

Price £314,000 Leasehold



WATCH VIDEO TOUR! Granite Lettings & Property Management are pleased to present this impressive top floor, two bedroom, split level, loft style period conversion, with additional study space. 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 loft style property briefly comprises; huge open plan living area with real wooden floor and loft ceilings, offset fitted kitchen, spacious double bedroom with en-suite bathroom, second bedroom overlooking living area and third bedroom / study space just off the living area. The property also boasts a stylish main bathroom with shower over bath and real wooden floors, exposed brick work throughout.

The property also makes a great investment opportunity, current rental valuation is £1695 pcm

Satisfactory EWS1 in place.

Building Service Charge: £3942.16 per year

Ground Rent: £100 per annum

Leasehold years remaining: 970 years

Building Management Agents: Scanlans

Council Tax Band E - £2668.14 - Manchester City Council [Prices correct as of 2025/2026 - please always refer to the council website]

Living Room 31'2" (9.5m) x 21'9" (6.63m)

Wooden floor, two large windows, tv and sat points, storage heaters.

Bedroom Master 15'3" (4.65m) x 12'2" (3.71m)

Fitted carpet, tv / sat point, storage heater, internal window, velux window.

Bedroom (Mezzanine) 15'3" (4.65m) x 12'6" (3.81m)

Mezzanine, velux window

Bedroom / Study 11'4" (3.45m) x 7'4" (2.24m)

Wooden floor, window, storage heater

Kitchen 15'9" (4.8m) x 7'10" (2.39m)

Electric Oven, Extractor, Belfast sink, integrated fridge freezer

Bathroom (Main) 7'1" (2.16m) x 6'5" (1.96m)

Shower over bath, toilet, sink, tiled

Bathroom (En-Suite) 8'4" (2.54m) x 6'5" (1.96m)

Tiled shower cubicle, toilet, sink basin.

Hall 10'11" (3.33m) x 5'7" (1.7m)

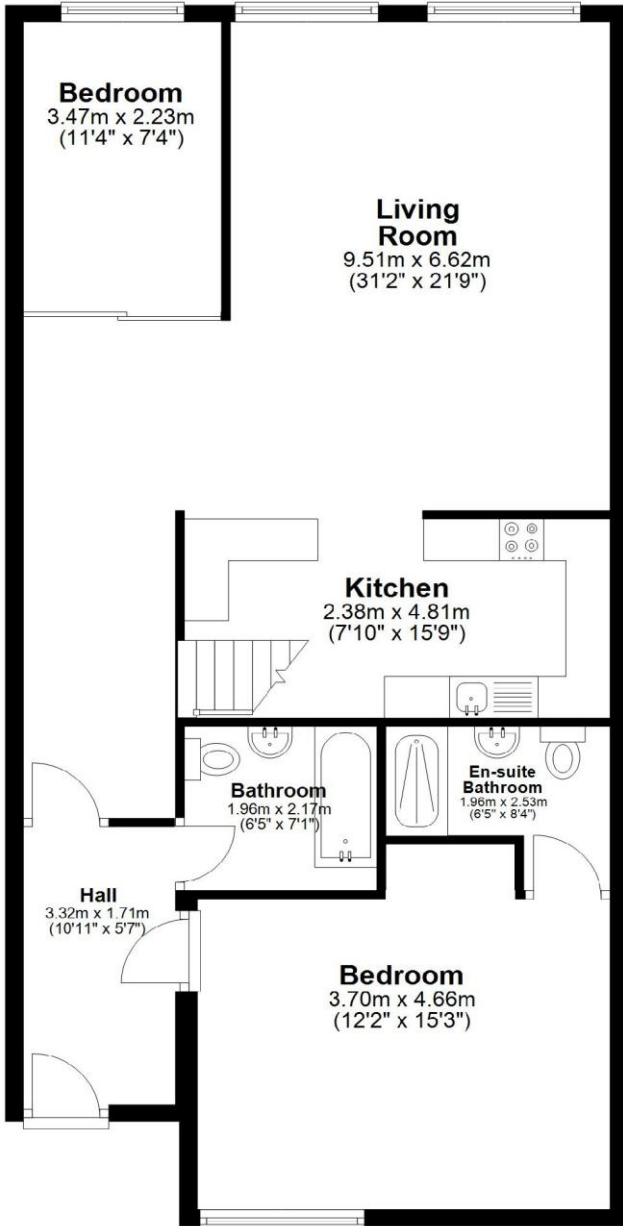
Real wooden floor, velux window, storage heater,



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82 Plus) A		
(81-91) B		
(69-80) C	69	69
(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. 90.7 sq. metres (976.6 sq. feet)



First Floor

Approx. 17.7 sq. metres (190.7 sq. feet)

