



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

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

**Price £320,000 Leasehold**



Granite Lettings & Property Management are delighted to present this exceptional top-floor, duplex, two-bedroom, two-bathroom, loft-style apartment, with an additional study area. Set within the iconic Smithfield Buildings, right in the heart of Manchester's vibrant Northern Quarter.

Occupying a characterful period conversion, this impressive home seamlessly blends original industrial features with contemporary living. Surrounded by an eclectic mix of independent bars, award-winning restaurants, boutique shops and art galleries, the property offers an unrivalled city-centre lifestyle.

The accommodation briefly comprises; a stunning open-plan living and dining area, featuring soaring loft-style ceilings and exposed brickwork creating a bright and spacious living environment. The offset fitted kitchen is thoughtfully positioned to complement the open-plan layout, whilst maintaining a practical separation from the main living space.

The generous master bedroom benefits from a stylish en-suite shower room with underfloor heating, while the upper level has been thoughtfully tailored, enhancing the property's distinctive split-level design, by providing both a second double bedroom and a separate additional space, ideal for a home office, study or occasional guest room, which overlooks the main living area.

A second contemporary shower room with underfloor heating completes the accommodation. Retaining an abundance of original character, including exposed brickwork, original wooden beams and metal pillars, this unique apartment offers a rare opportunity to enjoy authentic loft living in one of Manchester's most sought-after developments.

The property also makes a great investment opportunity, current monthly rental valuation is £1750 pcm

Satisfactory EWS1 in place.

Building Service Charge: £3,353.12 per year

Ground Rent: £100 per annum

Leasehold years remaining: 969 years

Building Management Agents: Scanlans Property Management 0161 236 6088

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

**Living Room 35'11" (10.95m) x 6'7" (2.01m)**

Wooden floor, bespoke shelving, tv and sat points, electric heaters

**Bedroom Master 9'6" (2.9m) x 11'7" (3.53m)**

Fitted carpet, tv / sat point, fitted wardrobes, electric heater, internal window, velux window.

**Bedroom (Mezzanine) 9'11" (3.02m) x 14'3" (4.34m)**

Fitted carpet, Mezzanine, fitted desk, window, bespoke shelving

**Bedroom / Study 9'10" (3m) x 14'3" (4.34m)**

Fitted carpet, velux window, bespoke shelving

**Kitchen 9'7" (2.92m) x 6'10" (2.08m)**

Electric Oven, Electric Hob, Integral Microwave, Terracotta tiles,

**Bathroom (Main) 8'6" (2.59m) x 6'7" (2.01m)**

Tiled floor with underfloor heating, shower, toilet, sink, tiled shower cubicle.

**Bathroom (En-Suite) 8'11" (2.72m) x 6'10" (2.08m)**

Tiled floor with underfloor heating, tiled shower cubicle, toilet, sink basin.

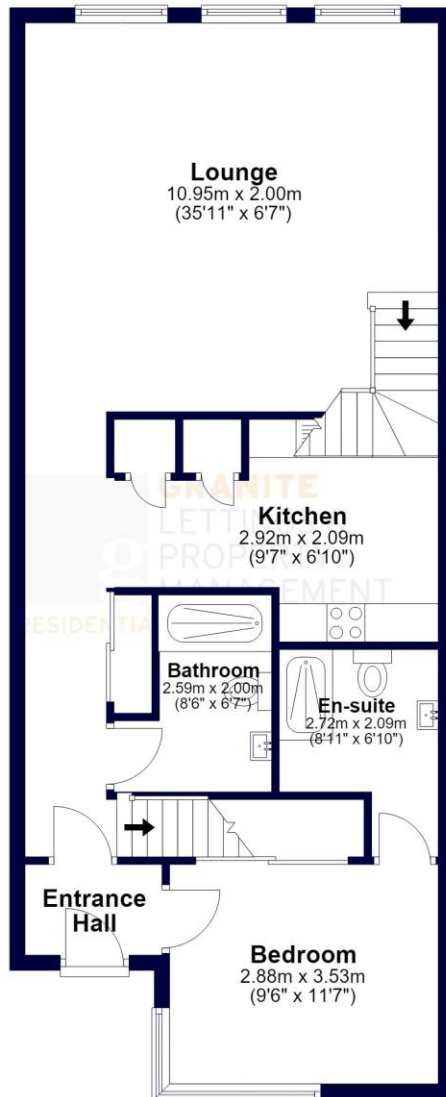
**Hall 10'11" (3.33m) x 5'7" (1.7m)**

Wooden floor, velux window, electric heater,



| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 Plus) A                                 |         |                         |
| (81-91) B                                   |         |                         |
| (69-80) C                                   |         | 74                      |
| (55-68) D                                   |         |                         |
| (39-54) E                                   | 46      |                         |
| (21-38) F                                   |         |                         |
| (1-20) G                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |

## Ground Floor



## First Floor



Total area: approx. 98.9 sq. metres (1065.0 sq. feet)