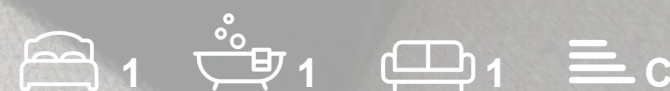




RESIDE  
—  
MANCHESTER

211 Smithfield Building  
44 Tib Street, Manchester, M4 1LA

**Asking Price £197,500**





## 211 Smithfield Building

44 Tib Street, Manchester, M4 1LA

A superb one bedroom apartment located on the second floor of this landmark conversion in the heart of the Northern Quarter. Smithfield Buildings was superbly converted by Urban Splash and remains one of the most sought after developments in the whole City. The apartment briefly comprises; double bedroom, open plan living/kitchen area with exposed cast iron beams & columns, exposed brickwork, three piece bathroom suite and a private balcony. Tenanted at £850pcm until March 2020

### Smithfield Building

This former department store, Affleck & Brown, was superbly converted by Urban Splash at the end of the nineties into 81 loft apartments, and to this day is one of the most requested developments in the whole City, due to its cutting edge design and architecture and location, right in the heart of the Northern Quarter. There is also a residents car parking scheme available with the adjoining NCP car park at an extra charge if required.

### Introduction

Located on the 2nd floor you enter via a wooden front door. The hallway has wooden flooring and high ceilings with spotlights, there are three separate cupboard with storage space and doors to the bathroom & bedroom. There is also a cast iron column, beam and open steps leading to the kitchen/living room.

### Open Plan Living Area

Carpeted, exposed brickwork around the windows & on one wall. There is a recessed area for extra living space, large multi-paned windows and a door leading onto the balcony. Wall mounted electric radiator, intercom system, TV phone & satellite points.



### Kitchen

Fitted with a range of wooden wall and base mounted units with granite work surfaces and tiling to splashbacks, incorporating integrated fridge freezer and dishwasher, built in stainless steel Whirlpool electric oven and halogen hob with stainless steel canopy extractor. One and a half stainless steel sink and drainer unit, tiled flooring and low voltage downlights.

### Bedroom

Wooden flooring with exposed brickwork and multi paned windows to recessed living area

### Bathroom

Panel bath with chrome shower over, low level WC, wall mounted hand wash basin, extractor, low voltage downlights, tiled flooring & walls.

### Leasehold

The lease is 999 years from 1 June 1996

Ground rent- £250 per annum

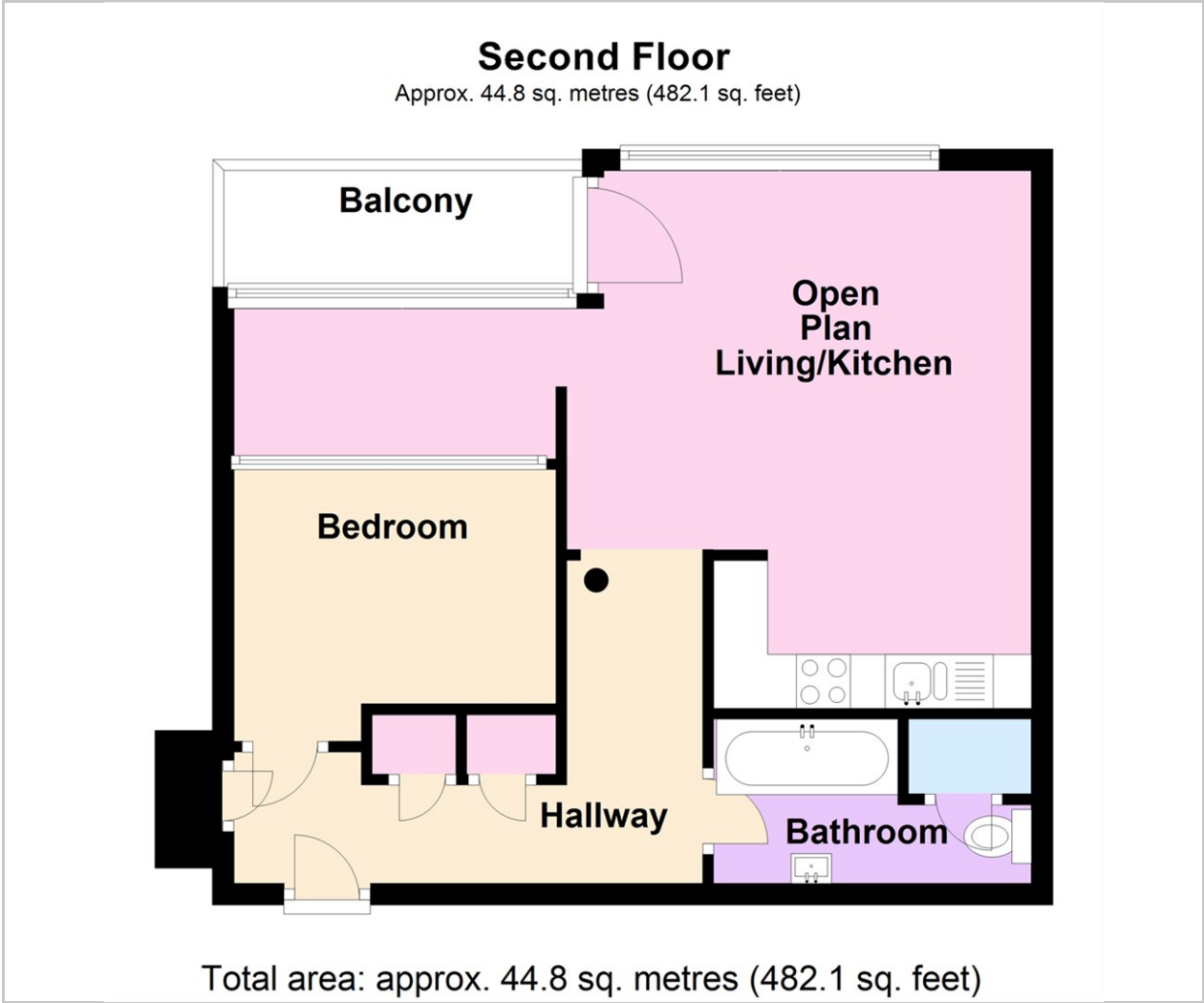
Service charge- £1532.52 per annum

### Balcony

3'10" x 11'3" (1.18m x 3.42m)

- Stunning Conversion
- One Bedroom Apartment
- Balcony
- Northern Quarter
- Exposed Brickwork
- Cast Iron Columns
- EPC Rating C
- Tenanted at £850pcm

Floor Plan

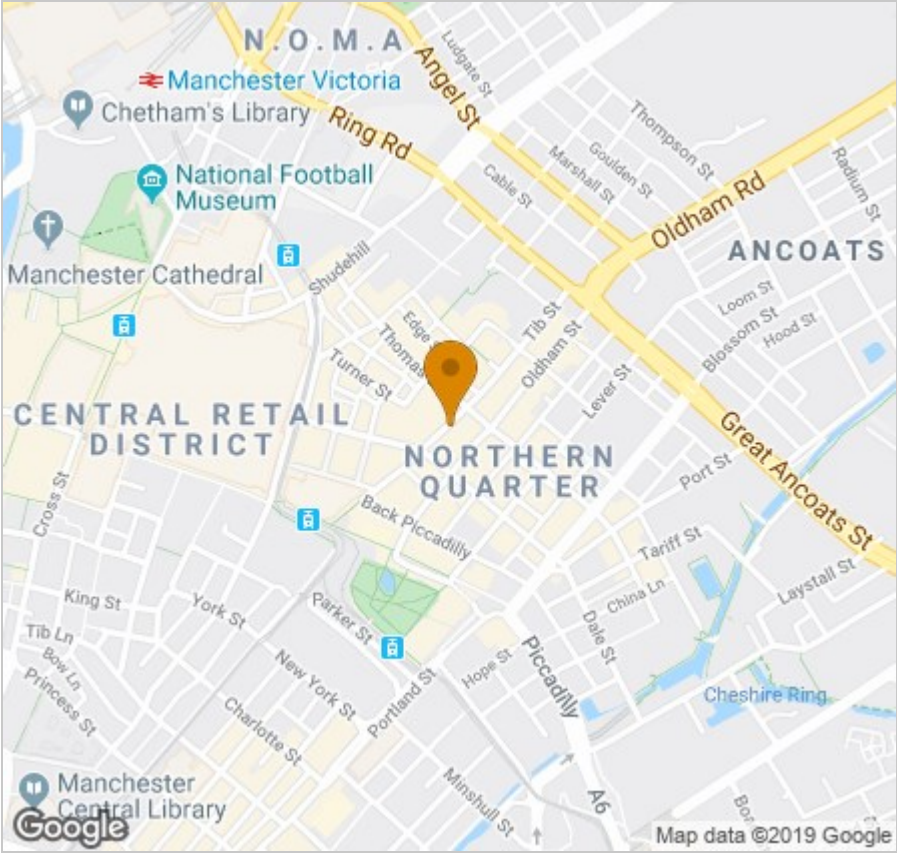


Viewing

Please contact our Reside Manchester Office on 0161 837 2840 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

