



Jordan Fishwick

Goods vehicles only  
8 am - 8 pm



# Flat 4 The Vaults, 1 Tariff Street, Northern Quarter, Manchester, M1 2FF

This one bedroom studio apartment (corner position on ground floor) is located in the highly sought after Northern Quarter of Manchester's City Centre. The Vaults (a former Victorian Bank Vault) combines classic Victorian warehouse architecture with an elegant contemporary style. The original safe door has been preserved (in hallway). This spacious studio flat boasts original features: exposed brickwork and steel columns. Comfortable lounge with laminate flooring, kitchen has slate tile flooring, low voltage down lighters, and incorporates fully integrated appliances, including hob, oven, extractor hood, washer/dryer and fridge. Three piece bathroom. There are three double glazed multi paned windows to Tariff Street elevation.

## Price £190,000

### Viewing arrangements

Viewing strictly by appointment through the agent

245 Deansgate, Manchester, M3 4EN 0161 833 9499 opt 3

### The Building

Mortgage Buyers Welcome. works to replacement of doors on the front elevation and remediation works to balconies identified through the FRAEW assessment is funded and due to be completed April 2027.

The apartment is just a stones throw away from Piccadilly station and well located for shops, bars, restaurants and other transport links.

### Entrance Hall

Access to the bedroom, bathroom and through to the lounge

### Living Room/Kitchen

23'4" x 18'3"

Range of wall and base units with worktops over. Fridge with

freezer box. Integrated washing machine. Sink with mixer tap. Oven with hob and extractor over. Laminate flooring. Spotlights and ceiling light. Wall mounted heater.

### Bedroom Area

12'11" x 11'9"

Laminate flooring. Steel work. Exposed brick. Wall mounted heater.

### Bathroom

Tiled bathroom suite. Low level W/C. Bath with mixer shower over. Sink with mixer tap. Shaver point.

## Additional Information

Service charges - £2234.16p pa

Ground rent - £100 per annum

Lease - 999 years from 2001

Council Tax Band D

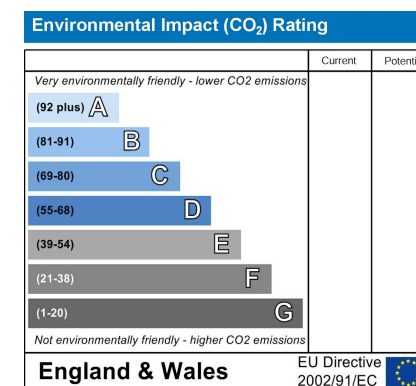
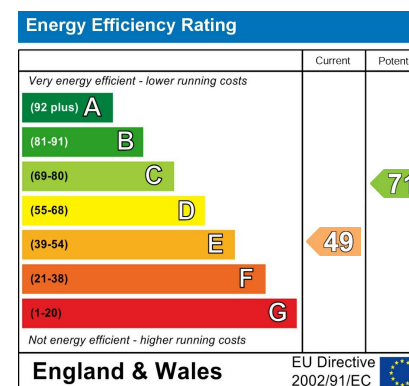
Steven Scanlans Manage the Building

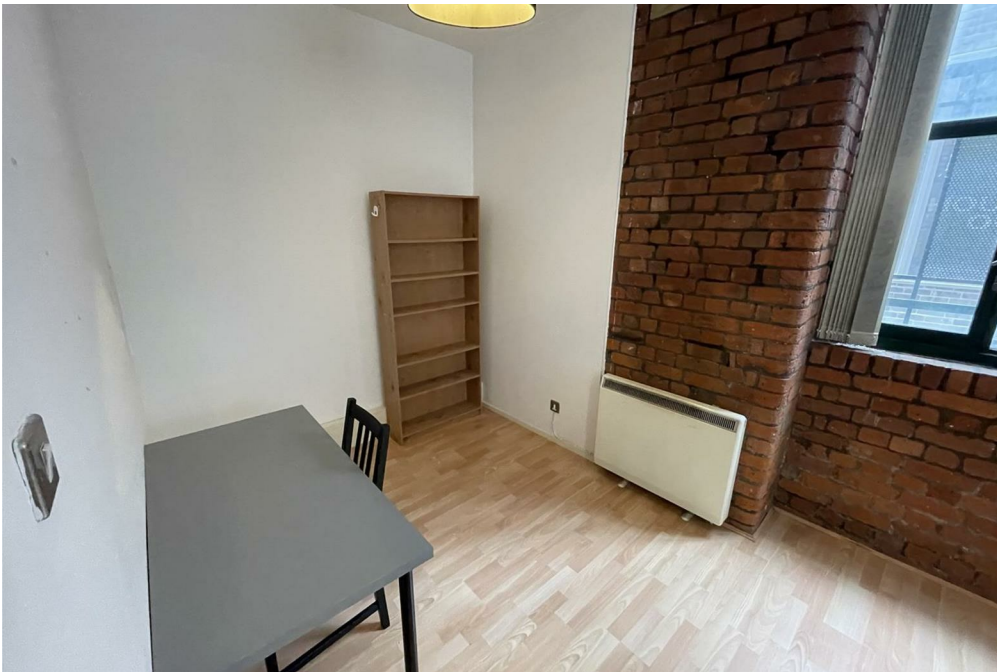
## Agents Note

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## Disclaimer

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GROUND FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only.  
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245 Deansgate, Manchester, M3 4EN

0161 833 9499 opt 3

[manchester@jordanfishwick.co.uk](mailto:manchester@jordanfishwick.co.uk)

[www.jordanfishwick.co.uk](http://www.jordanfishwick.co.uk)

