



**1 Bed Apartment**

**£195,000 Leasehold**

Tibb Street, Manchester, M4

### Key Features

Large one bedroom apartment • Recently renovated • Sought after building • Central Northern Quarter location • 2nd Floor • Lots of original features

## Full Description

We are delighted to offer for sale this stunning, one bedroom apartment in The Smithfield Building. Located right in the heart of Manchester's Northern Quarter and pre-development was most famous as home to Affleck and Brown - the department store known as the Harrods of the North. Urban Splash transformed it into 81 loft apartments and 21 ground floor and basement commercial spaces which were ultimately filled with a rich and diverse mix of shops, restaurants and bars.

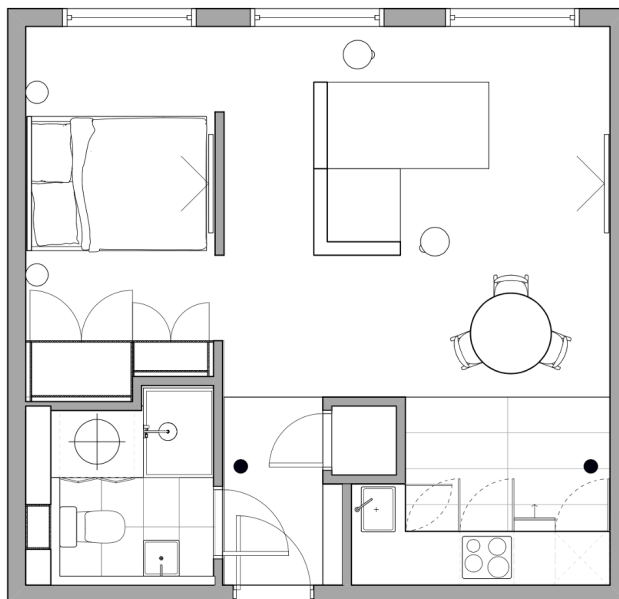
The apartment is located on the second floor and has recently undergone a full renovation to a very high standard. It briefly comprises a large open plan kitchen and living area, with exposed brick walls, wood beams, exposed floor boards and lots of character. The kitchen benefits from integrated appliances. The bedroom currently flows off the living room and benefits from built in storage, it could be easily partitioned again. The stylish bathroom is located to the rear of the apartment and features a walk in shower.

Viewing is highly recommended!



### Strict Codes of Practice

Townhouse Lettings is a member of The Property Ombudsman, and complies with the Tenancy Deposit Protection Scheme. These memberships provide landlords and tenants with an assurance that they will receive the highest level of customer service.



## Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	80   C	84   B
55-68	D		
39-54	E		
21-38	F		
1-20	G		