



# Apt 120 Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LB

Jordan Fishwick are pleased to offer this loft-style apartment, ideally situated in the vibrant Castlefield area, just moments from Cornbrook Metrolink and Deansgate. Set within the Britannia Mills development, the apartment features a unique design centred around a beautiful communal courtyard. Enjoy the perfect blend of modern living and urban charm in this purpose-built loft, making it an exceptional choice for those seeking both style and convenience in a thriving residential community.

Located on the third floor, the apartment comprises; an entrance hallway, open plan living area with access to the balcony, separate study area and kitchen set back, one double bedroom that also provides access to the balcony and spacious bathroom suite. The development also features a residents' communal gym. EWS1 Form Available. NO ONWARD CHAIN.

## Price £159,950

### Viewing arrangements

Viewing strictly by appointment through the agent  
245 Deansgate, Manchester, M3 4EN 0161 833 9499 opt 3

#### Entrance Hall

Tiled flooring. Ceiling light.

#### Living Room (Including Study)

17'5" x 9'8"

Tiled flooring. Ceiling light. Wall mounted heater. Stud wall installed to make study room.

#### Kitchen

7'4" x 5'6"

Range of wall and base units with worktops over. Sink with mixer tap. Cooker with hob and extractor over. Integrated fridge/freezer. Tiled flooring. Ceiling light.

#### Bedroom

12'11" x 9'8"

Tiled flooring. Ceiling light. Wall mounted heater. Access to balcony.

#### Externally

Stairs to all floors. Residents gym.

#### Additional Information

Service charges - £116.04 per month

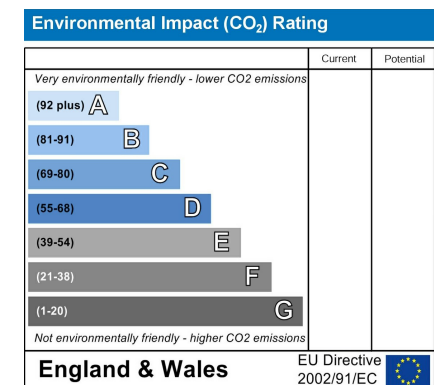
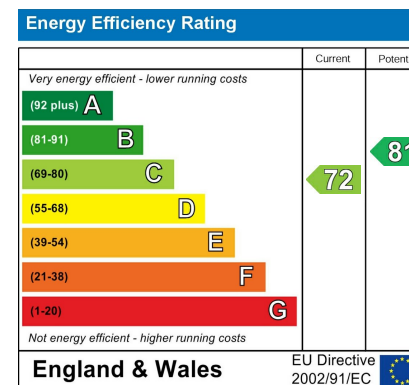
Ground rent - Peppercorn

Lease - 999 years from 1999

Management Company - Britannia Mills Limited

Sinking Fund - When the owner comes to sell the apartment, they will be required to pay 0.25% of the sale price x by the amount of years owned.









Measurements are approximate. Not to scale. Illustrative purposes only.  
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