





# Apt 509 Crusader Mill, Chapeltown Street, Piccadilly East, Manchester, M1 2EX

Suitable for both Owner Occupiers & Investors!

Jordan Fishwick are pleased to offer for sale this stunning TWO BEDROOM 956 sq ft penthouse in Crusader Mill, a stunning conversion by Capital and Centric. The apartment has had some fantastic upgrades, including a breakfast bar in the kitchen with quartz worktops, bespoke fitted wardrobes to the master bedroom, and bespoke fitted storage unit in the dining area. The apartment briefly comprises of: entrance hallway, two double bedrooms, master with en-suite with large picture window over looking the nearby basin, and a main bathroom with airing cupboard (housing the washer/dryer). To the upper floor, you will find large open plan/kitchen diner with access on to the private south facing sun terrace, perfect for sipping afternoon cocktails (or morning coffee if your that way inclined). The development has a stunning inner courtyard with BBQ, Bluetooth speakers, concierge. No expense has been spared on this beautiful penthouse, so we urge you to view now, whilst you still can.

Parking can be secured at the RCP car park next door for circa £75 a month should a parking space be required, subject to availability.

## O.I.R.O £410,000

### Viewing arrangements

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

#### Entrance Hallway

Engineered oak wooden flooring. Spotlights. Staircase leading to upper floor with glass banister.

#### Bedroom One

11'10" x 9'3"

Engineered oak wooden flooring. Wall light. Fitted bespoke wardrobe. Wall mounted electric heater. Access to ensuite.

#### En-suite

Tiled shower room with floating sink with mixer tap, low level W/C, double shower with rainhead shower. Heated towel rail. Vanity cupboard housing shaver point. Window.

#### Bedroom Two

12'10" x 9'4"

Engineered oak wooden flooring. Wall light. Wall mounted electric heater.

#### Bathroom

Tiled bathroom with floating sink with mixer tap, low level W/C, double shower with rainhead shower. Heated towel rail. Vanity cupboard housing shaver point. Airing cupboard housing washer dryer.

#### Living Room/Dining/Kitchen

21'5" x 16'0"

Range of base units with quartz white worktop over. Breakfast bar. Integrated CDA fridge and freezer, Bosch

dishwasher, Bosch cooker with induction hob and extractor over. Blanco stainless steel sink with chrome mixer tap. Under cupboard lighting. TV/Telephone point. Wall mounted electric heater. Engineered oak wooden flooring. Wooden beams. Exposed brickwork. Access to terrace.

### Externally

Private south facing sun terrace. Communal lifts to all floors. Concierge. Courtyard with BBQ.

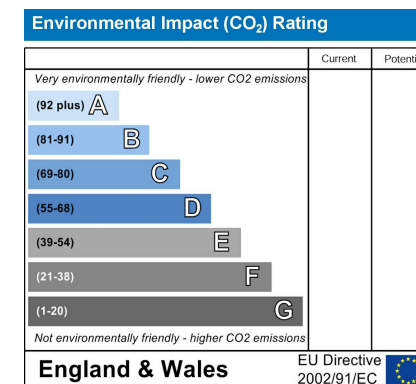
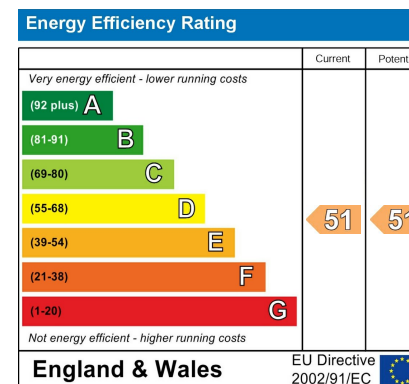
### Additional Information

Service charges - £3168 per annum

Ground rent - £306 per annum reviewed in line with RPI every 5 years.

Lease is 250 years from 2015

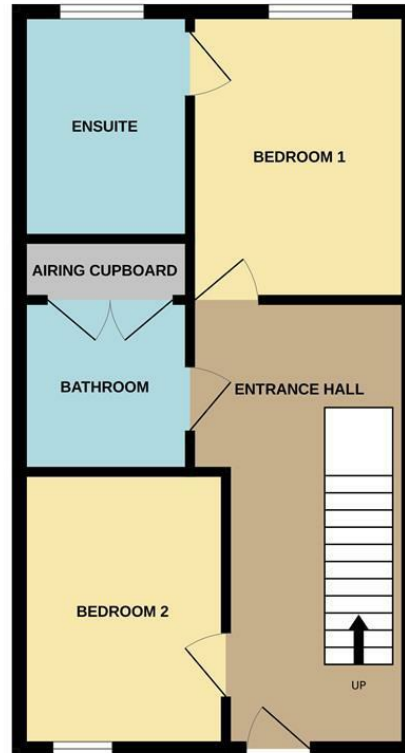
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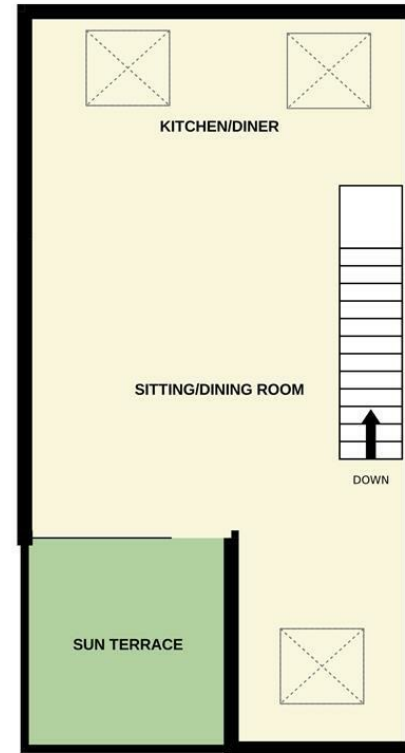




5TH FLOOR



6TH FLOOR



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