



# Apt 28 Textile Apartments, Booth Street, Salford, M3 5BY

Online Video Or Physical Viewings Accepted.....[https://youtu.be/Rz\\_SqyP4DzI](https://youtu.be/Rz_SqyP4DzI)  
Mortgage Buyers Invited

What an apartment, Located a short distance from Deansgate this listed building oozes features and industrial history. A two bedroom duplex on the 5th floor with an abundance of character with beams, cast iron column's and exposed brickwork. Entrance hall with staircase to the upper level. Door opening to the living room/diner with wooden flooring throughout and windows overlooking the lightwell. The fitted kitchen comes with stainless steel worktops and appliances. Washroom with w.c and basin. On the upper level the master bedroom has en-suite shower, second bedroom and modern bathroom suite. Underground parking

## Price £210,000

### Viewing arrangements

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

#### **Entrance Hall**

Wooden Flooring, exposed beams and brickwork. Staircase to upper level, storage cupboard

#### **Living/Dinning Room**

19'10" x 9'1"

This bright room which has windows looking into the lightwell of the building offering superb natural light. With wooden flooring, beams and exposed brickwork, open through to-

#### **Kitchen**

14'8" x 8'3"

Exposed roof trusses and twin Velux skylights. Well fitted kitchen with stainless steel worktops, oven, hob, dishwasher, fridge/freezer and washing machine.

#### **Cloakroom**

7'2" x 5'0"

W.C wash hand basin, tiled floor and walls.

#### **Landing**

Staircase to the upper level and access to all rooms

#### **Master Bedroom**

14'1" x 8'8"

Twin light tunnel windows, exposed brickwork and beams with electric heater.

#### **En-Suite**

5'5" x 5'3"

Light tunnel window, tiled walls and floor. Walk in shower cubicle, wash hand basin and w.c

#### **Bedroom Two**

6'4" x 8'11"

Two Velux windows and exposed ceiling beams. Electric heater

## Bathroom

5'9" x 6'0"

Three piece suite with shower attachment, tiled walls and floor with chrome heated towel rail

## Externally

Underground parking space

## Additional Information

Lease 999 Years from 2002

Ground Rent - Peppercorn

Service Charge £3,328.08p

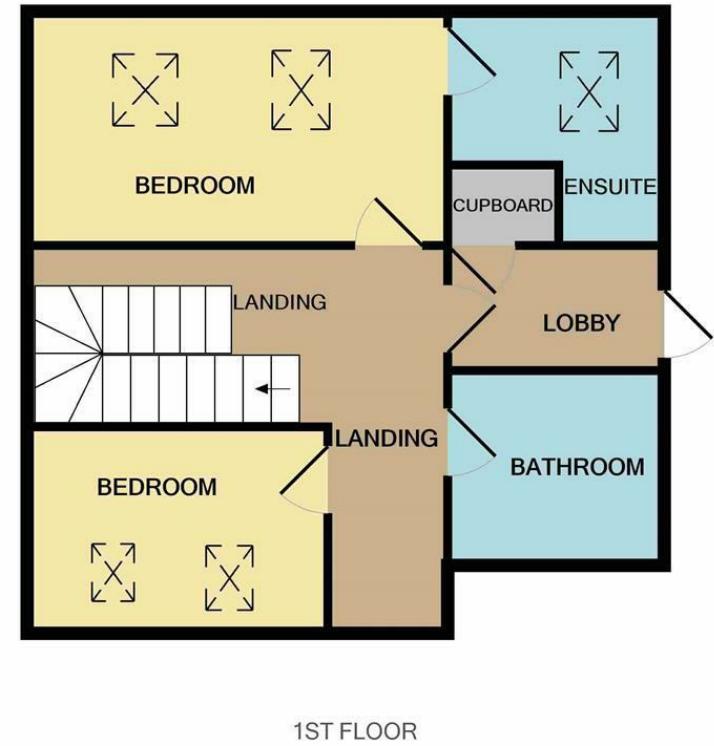
## Disclaimer

**IMPORTANT NOTE TO PURCHASERS:** The lease, ground rent and service charges should all be checked via the solicitors for clarification. We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only, and are not precise. If floor plans where included, these may not be to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	19	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	23	
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	





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  
www.jordanfishwick.co.uk

