



302 Crusader, Chaptown Street, Piccadilly East, Manchester, M1 2EW

Jordan Fishwick are pleased to present this stunning THIRD FLOOR 1 bedroom apartment in Crusader Mill. The larger than average apartment has huge windows, and exposed brick and timber beams. Crusader is an incredible 200-year-old mill that has been restored into loft apartments by Capital & Centric. It's for people who value texture, space and want to live somewhere that's not just a white box. Lush private gardens sit at the heart of mill, with WiFi, gas-fed BBQs and fire pits. Crusader is a real community where you know your neighbours and where no investors are allowed. There is 24/7 concierge and lifts to all floors. It is also pet friendly, so your furry family members are welcome too :) Set in the mix of Manchester's emerging Piccadilly East neighbourhood, Crusader is minutes from the bars & cafés of Ancoats and Northern Quarter and less than a five-minute walk to Piccadilly Station.

Price £250,000

Viewing arrangements

Viewing strictly by appointment through the agent

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

Entrance Hall

Engineered oak wooden flooring. Spotlights.

Open Plan Kitchen/Living Room

20'11" x 10'5"

Range of wall and base units with quartz white worktop over. Integrated CDA fridge/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.

Bedroom

12'4" x 12'2"

TV point. Wall mounted electric heater. Engineered oak wooden flooring. Wall lights.

Bathroom

8'5" x 6'0"

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.

Externally

Lifts to all floors. 24 hour concierge. Communal gardens with BBQ area.

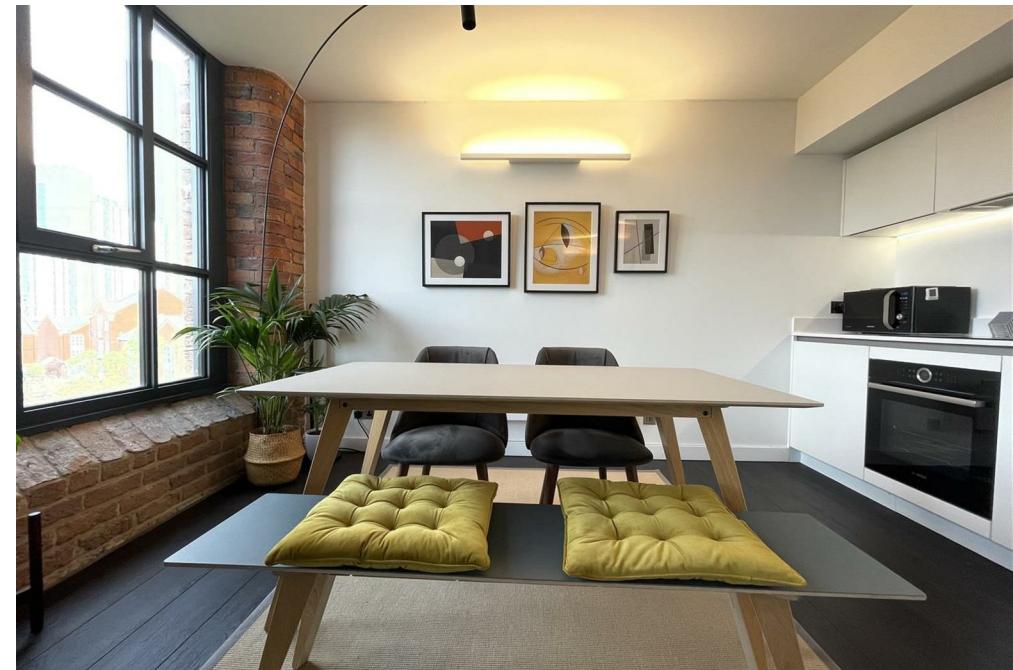
Additional Information

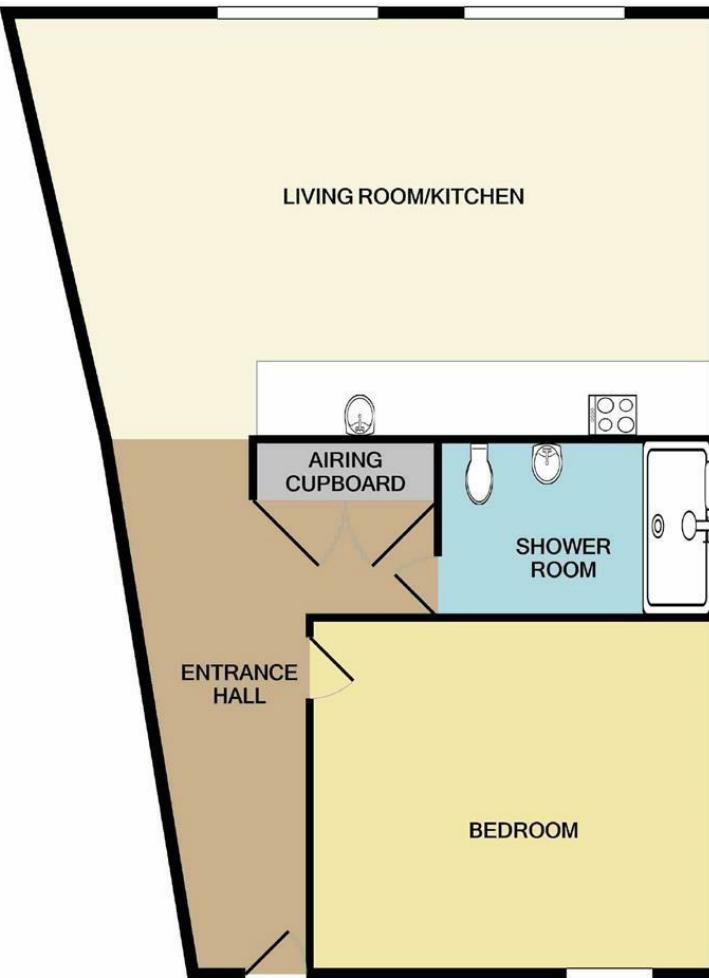
Lease is 250 from 2015

Service charge is £1956 per annum paid quarterly as per the lease (24 hour concierge, maintenance of communal areas, contribution to sinking fund, buildings insurance, window cleaning)
Ground rent is £306 per annum reviewed every 5 years with RPI

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	57	57
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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





Measurements are approximate. Not to scale. Illustrative purposes only
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