



Apt 19 Crusader, 70 Chapeltown Street, Piccadilly East, Manchester, M1 2EW

Jordan Fishwick are pleased to present an awesome 1 bed apartment in Crusader Mill. The larger than average apartment has beautiful high ceilings, huge windows, and exposed brick and timber beams. Entrance hallway with storage cupboards, through to the beautiful living/kitchen with exposed brickwork, high ceiling and fitted kitchen. Double bedroom with window into the inner courtyard, luxury bathroom with tiled floor and cast iron column. 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. 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 £240,000

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. Storage cupboard. Cupboard housing hot water system and plumbing for washing machine.

Open Plan Kitchen/Living Room

18'4" x 14'6"

Exposed brickwork and high ceilings make this a spacious room with a 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 beam.

Bedroom

14'7" x 12'3"

TV point. Wall mounted electric heater. Engineered oak wooden flooring. Wall lights. Glazed window into the courtyard

Bathroom

9'10" x 5'0"

Cast iron column with tiled floor and part tiled walls. Bath with rain shower, wash hand basin and low level W/C, Heated towel rail. Vanity cupboard housing shaver point. Fitted mirror.

Externally

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

Additional Information

Lease - 250 years from 2015

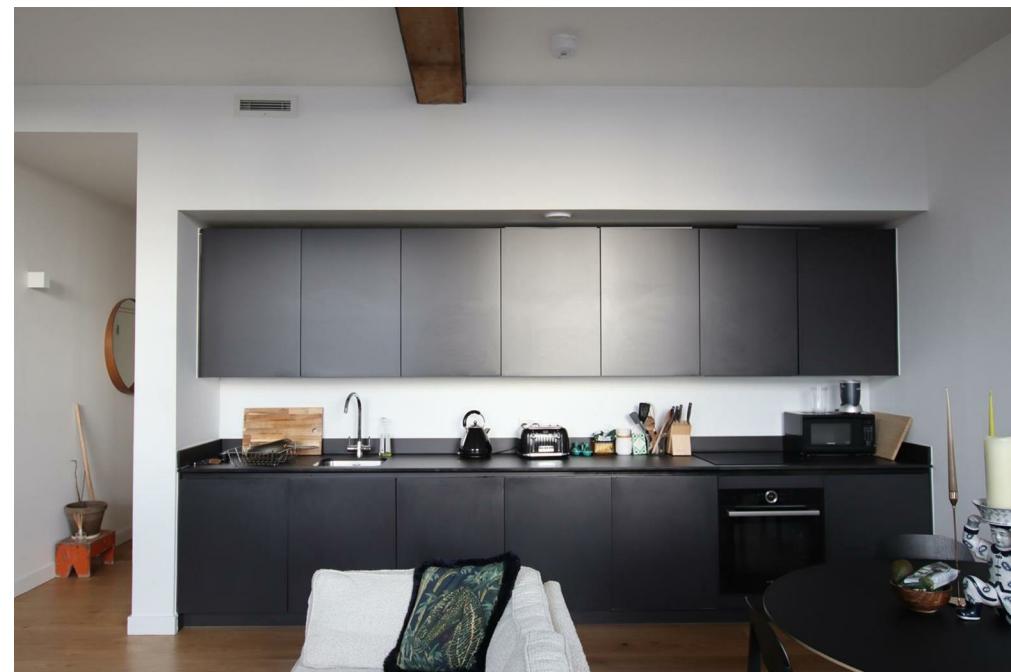
Ground rent - Zero

Service charge is £2016 per annum including 24 hour concierge, maintenance of communal areas, contribution to sinking fund, buildings insurance, window cleaning.

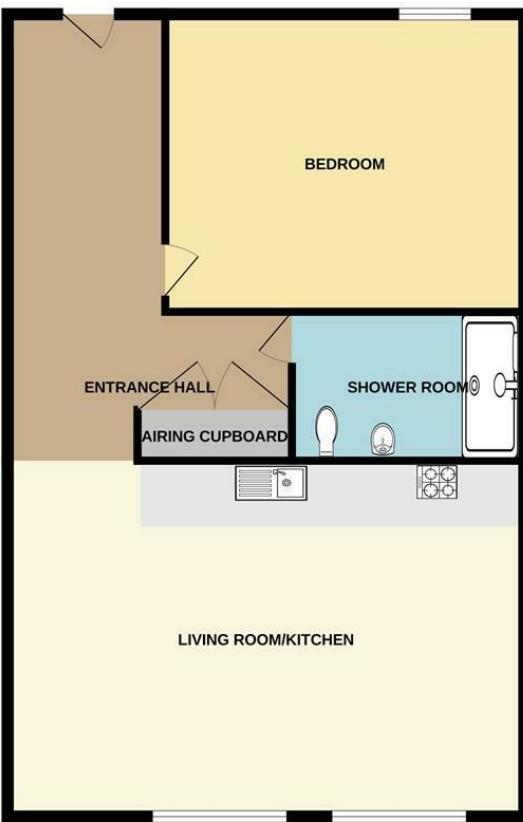
Council Tax Band C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	58	58
(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	



GROUND FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only.
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Manchester Whitworth Street, New Mills, Sale, Wilmslow and Withington

245 Deansgate, Manchester, M3 4EN

0161 833 9499 opt 3

manchester@jordanfishwick.co.uk
www.jordanfishwick.co.uk

