



# Apt 5 Crusader, 70 Chapeltown Street, Piccadilly East, Manchester, M1 2EW

Jordan Fishwick are pleased to offer for sale this 805sq ft two bed, two bath in an incredible 200-year-old mill restored by Capital & Centric in the city centre. With beautiful high ceilings, huge windows, and exposed brick and timber beams, The living area has a bespoke media wall with back lighting, the kitchen has fitted appliances with dining area.

Crusader is for people who value texture and space. This apartment offers an abundance of living space, with space for a 6 seater dining table, kitchen and a lovely big lounge area. At the heart of mill is a lush private garden complete with 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. NO ONWARD CHAIN!

## Price £350,000

### 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 cupboards and washing machine.

#### Living Room/Kitchen

25'9" x 12'7"

Range of base units with worktop over. Integrated Liebherr 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. Exposed brickwork with three tall picture windows. Built in media wall with back lighting, shelves storage. ( Wired for Sky )

#### Bedroom One

11'3" x 10'6"

Engineered oak wooden flooring. Wall light. Wall mounted electric heater. Access to en-suite.

#### 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.

#### Bedroom Two

12'0" x 11'1"

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. Storage cupboard housing water tank.

## Externally

Communal lifts to all floors. Concierge. Courtyard with BBQ/bluetooth speaker/wifi.

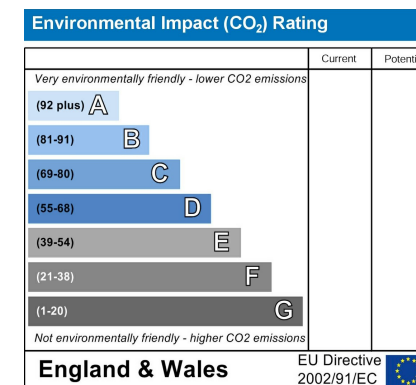
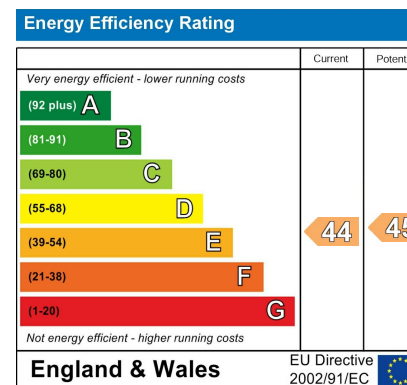
## Additional Information

Service charges - £3407.31p per annum

Ground rent - None payable

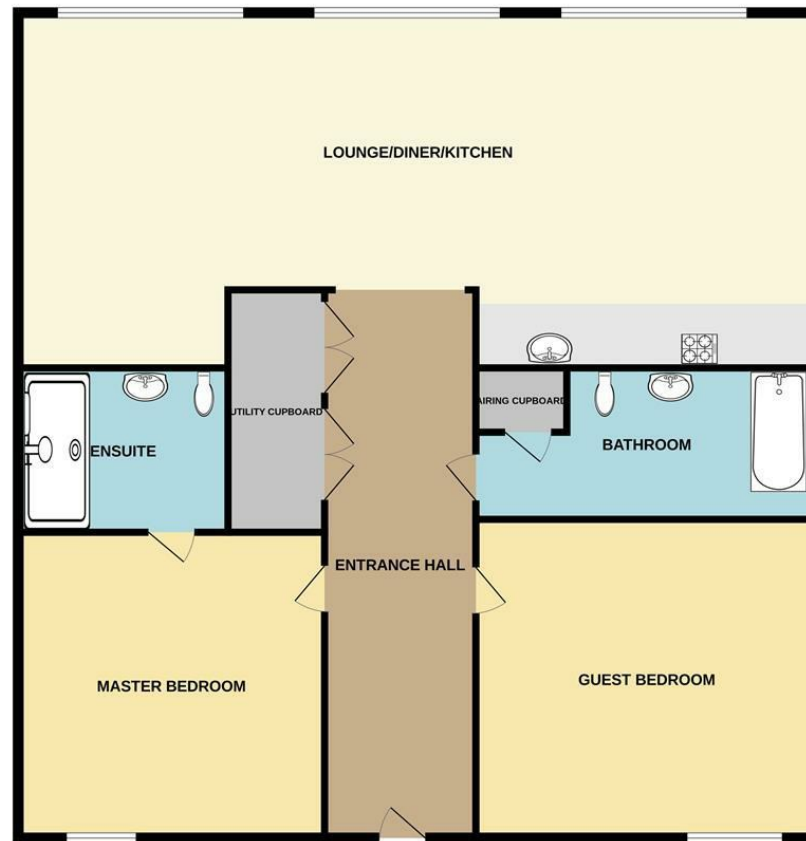
Lease is 250 years from 2015

Council Tax Band - E





GROUND FLOOR



Measurements are approximate - Not to scale - Illustrative purposes only  
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