



CRUSADER



Flat 516 Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EX

We are pleased to have for sale this stunning and unique one bedroom duplex apartment situated on the 5th floor of a stunning Crusader mill, Ancoats. This immaculate apartment offers a rare blend of industrial charm and contemporary living. The property comprises of a reception hallway, shower room with modern fixtures and fittings, spacious double bedroom with storage, a beautifully appointed living room and kitchen with integrated appliances. A great feature of the property is the exposed brickwork and personal décor and fixtures and fittings. No Chain. Mortgage Buyers Welcome.

Offers Over £225,000

Viewing arrangements

Viewing strictly by appointment through the agent

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

Reception Hallway

13'3" x 9'0"

A highly versatile space ideal as a dining room, home office or snug, featuring three large statement windows within exposed brick walls. Cupboard housing the water heater with plumbing in place for a washing machine.

Bedroom

11'11" x 9'0"

A spacious double bedroom featuring large statement windows, once again set within exposed brick walls, with a radiator and generous walk-in wardrobe complete with hanging rails.

Shower Room

4'4" x 6'5"

Part tiled bathroom with feature wallpaper, en-closed glass shower cubicle, rain attachment with mixer, fitted mirror with complimentary lighting, heated chrome towel rail, porcelain hand wash basin, low level W.C.

First Floor

Stairs next to main entrance leads to first floor;

Living Room / Kitchen

27'6" x 8'10"

A distinctive space with a striking apex ceiling incorporating two roof windows and two larger windows set within an exposed brick wall fitted carpets. The high-specification kitchen offers a range of fitted units with breakfast bar and complimentary kitchen worktop, integrated electric oven and hob, inset sink with mixer tap, integrated fridge/freezer and wine cooler., wooden laminate flooring.

Additional Information

Service Charge- £2,402.84

Ground Rent- Pepper Corn

Council Tax Band-

EPC - E

Leasehold- 250 years from 2015

Managing Agent - Zenith

Externally

On-site Concierge. BBQ area with bluetooth speakers. Lifts to all floors.

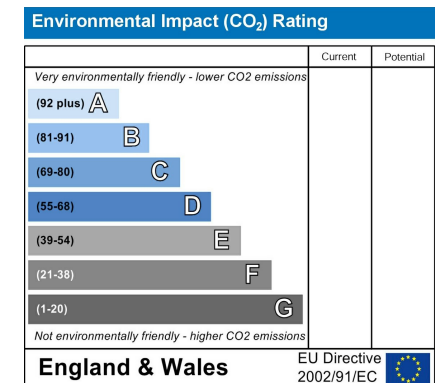
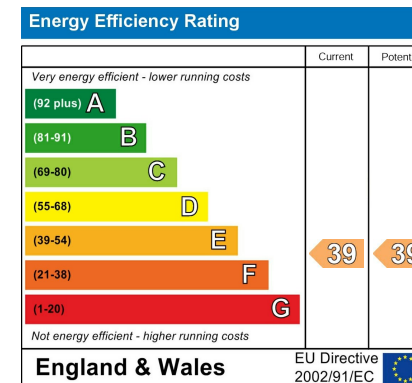
Bike storage.

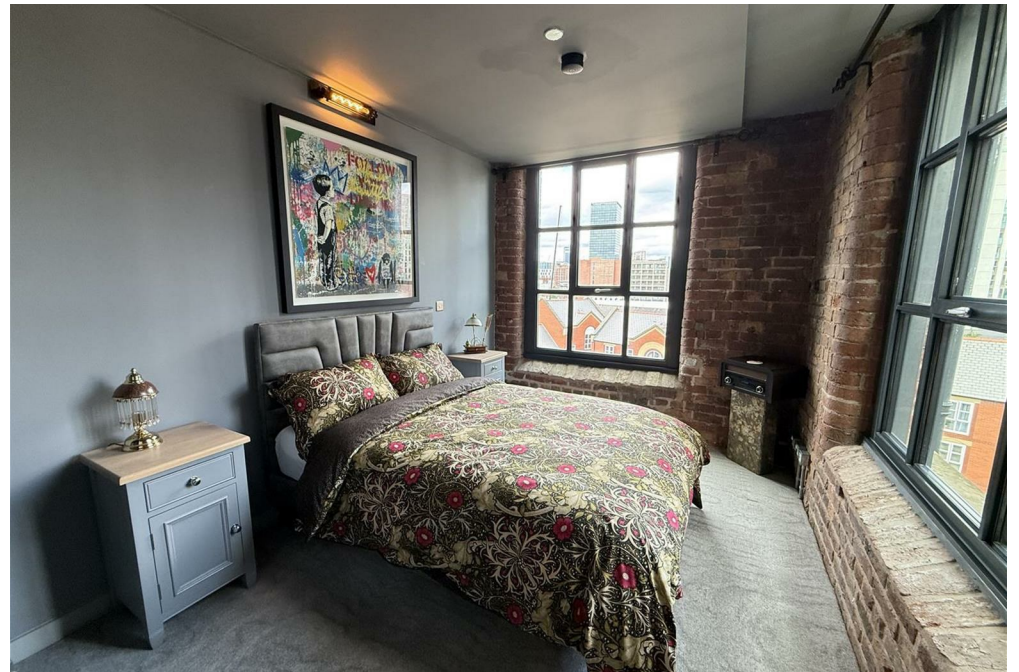
Agents Notes

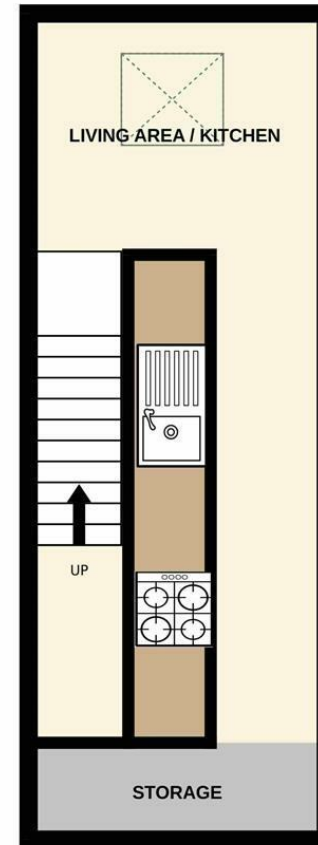
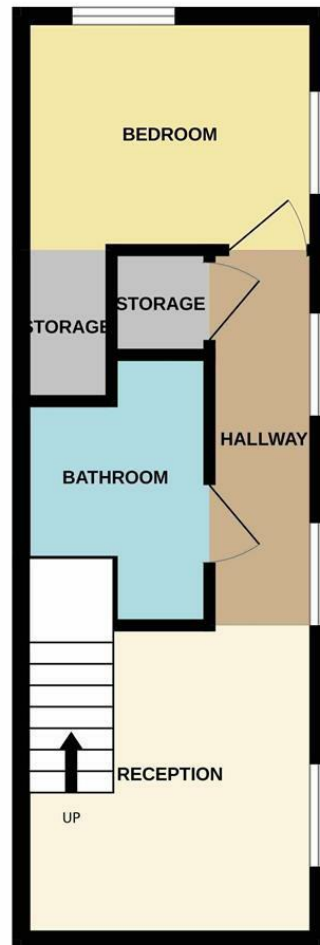
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