





# 503 Crusader Mill, Chapeltown Street, Piccadilly East, Manchester, M1 2EX

Live in a 200-year-old mill  
Exposed brick, timber beams and huge window  
2 bed, 2 bath  
South facing private terrace  
Engineered oak floors  
1002 sq ft  
Fifth floor  
Lush residents' garden with BBQs & firepits

## Price £435,000

### Viewing arrangements

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

### Entrance Hallway

Engineered oak wooden flooring. Spotlights. Staircase leading to upper floor with glass banister.

### Bedroom One

18'0" x 11'3"

Engineered oak wooden flooring. Wall light. Wall mounted electric heater. Access to ensuite.

### 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. Window.

### Bedroom Two

10'8" x 9'0"

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. Airing cupboard housing washer dryer.

### Living Room/Dining/Kitchen

21'11" x 15'5"

Range of base units with worktop over. Integrated CDA 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.

### Externally

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

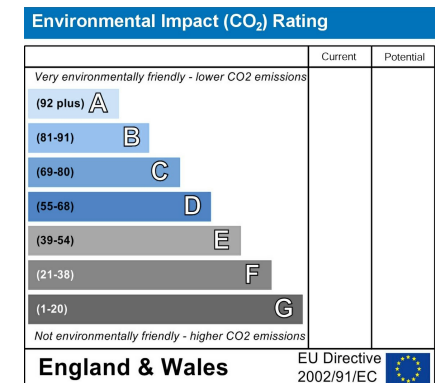
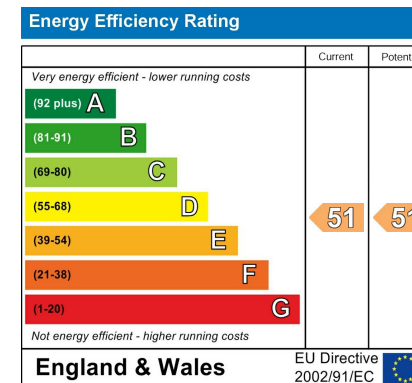
### Additional Information

Service charges - £3222 per annum

Ground rent - None payable

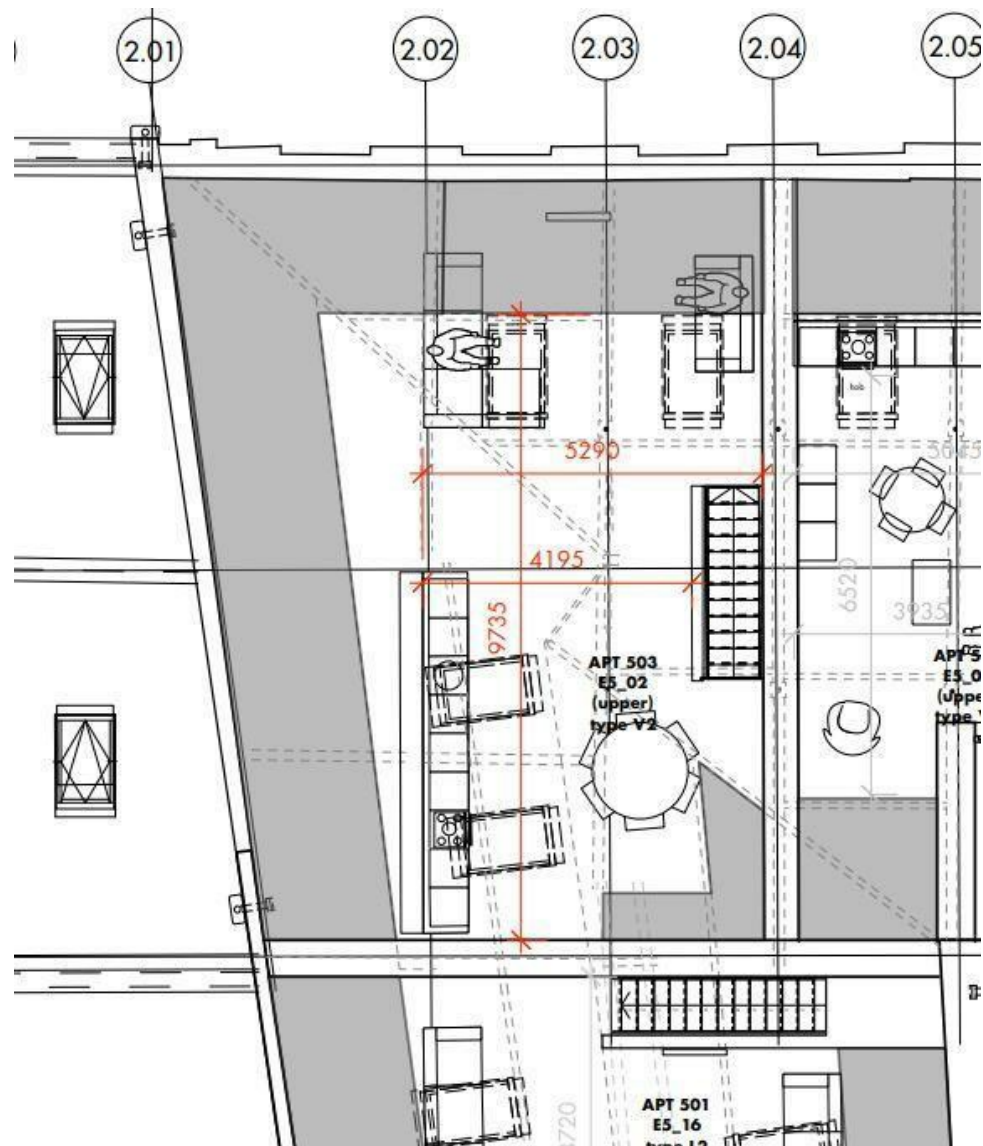
Lease is 250 years from 2015

Council Tax Band - D









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