



CRUSADER



# Apt 16 Crusader Mill, Chapeltown Street, Piccadilly East, Manchester, M1 2EW

Exclusive mill conversion in Piccadilly East, a short walk to Manchester Piccadilly Station and Manchester's vibrant Northern Quarter. Set to be one of the city's most talked about developments, & finished to the highest standard around. This Ground floor apartment has a large entrance hallway which opens up to large open plan living area which is flooded with light and character. Two large windows, exposed brickwork and beams, giving it a real loft feel. There is a high specification kitchen with Bosch oven, integrated dishwasher and fridge freezer. The bedroom is well proportioned, with a floor to ceiling window which looks out onto the communal hallways. Large bathroom with stylish black tiles, backlit de-misting mirror and waterfall mixer shower. The hallway also offers a large storage cupboard. No Parking. Hyperoptic enabled, communal landscape gardens with fire pit & BBQ for residents to use!

## Price £229,950

### 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. Storage cupboard.

### Living Room/Kitchen

25'4" x 11'8"

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. Wooden beams. Exposed brickwork. TV/Telephone point. Engineered oak wooden flooring.

### Bedroom

12'3" x 10'3"

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

### Bathroom

Accessed via the hallway, a three piece bathroom comprising large shower, WC, sink with mixer tap, partially tiled wall and tiled flooring, heated towel rail, extractor and wall lighting.

### Externally

Concierge. BBQ area with bluetooth speakers. Lifts to all floors. Bike storage.

## Additional Information

Service Charge: £2496 per annum

Ground Rent: £425 per annum review period every 5 years.

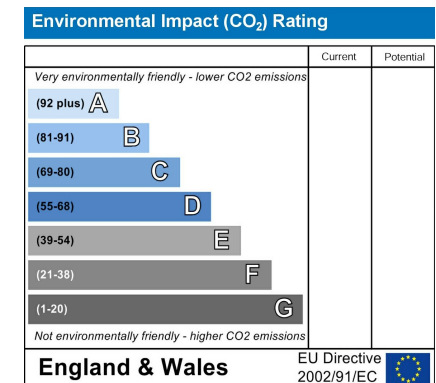
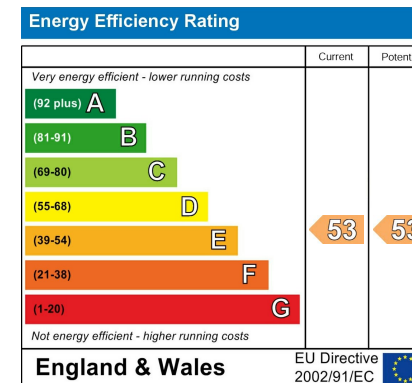
Lease: 250 years from 2015

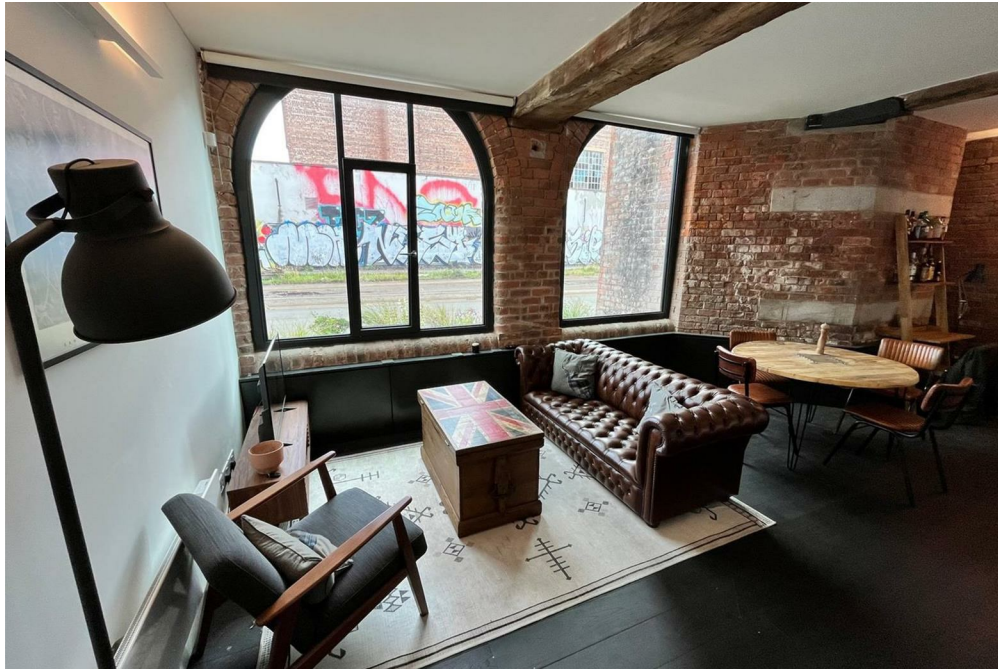
Council Tax Band: C

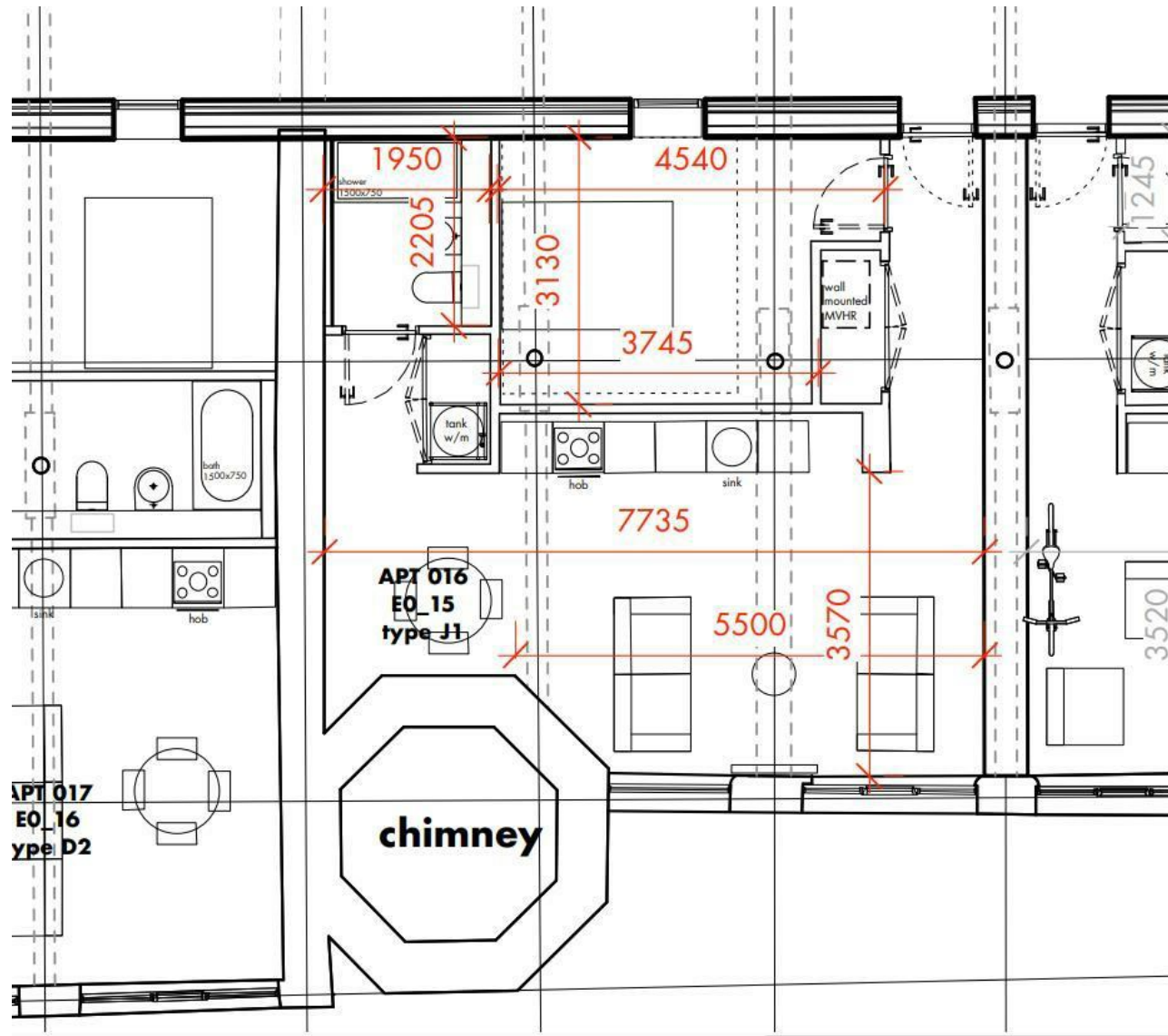
Management Company: Zenith

## Agents Note

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