





# Apt 509 Paragon Mill, Cotton Street, Ancoats, Manchester, M4 5AX

Welcome to this stunning three-bedroom duplex penthouse located in the heart of Manchester at Paragon Mill, part of the Royal Mills development.

This impressive property boasts a spacious reception room, perfect for entertaining guests or relaxing with your family. With three well-appointed bedrooms and two modern bathrooms, there is plenty of space for everyone to enjoy.

One of the highlights of this penthouse is the large sunny terrace, offering a perfect spot to enjoy your morning coffee or soak up the sun in the afternoon. The property also comes with two allocated underground parking spaces, ensuring convenience and security for your vehicles.

Living in this listed building with lots of character, you will also benefit from the 24-hour concierge service, adding an extra level of luxury and security to your lifestyle.

Don't miss out on the opportunity to own this exceptional property that combines modern living with historical charm. Contact us today to arrange a viewing and experience the beauty of this unique penthouse for yourself.

## Offers Over £489,000

### Viewing arrangements

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

#### Entrance Hall

Laminate flooring. Spotlights. Store cupboard housing washing machine. Access to all bedrooms and bathroom.

#### Bedroom One

20'11" x 9'2"

Fitted carpet. Fitted wardrobes. Ceiling lights. Exposed brick walls. Telephone point. Day and night blinds. Access to ensuite.

#### En-suite

Tiled shower suite with floating sink with mixer tap, low level W/C. Shower cubical with mixer shower. Heated towel rail.

#### Bedroom Two

11'9" x 8'6"

Fitted carpet. Ceiling lights. Exposed brick walls. Day and night blinds.

#### Bedroom Three

11'9" x 7'10"

Fitted carpet. Fitted wardrobes. Ceiling lights. Exposed brick walls. Day and night blinds.

#### Bathroom

Tiled bathroom suite with floating sink with mixer tap, low level W/C. Bath with mixer shower over. Heated towel rail.

#### Stairs leading to upper floor

Carpetted.

## Living Room/Kitchen/Diner

24'7" x 14'1"

Range of wall and base units with worktops over. Sink with mixer tap. Double over plus fitted microwave. Integrated dishwasher and fridge/freezer. Air-conditioning. Bi-folding doors leading to balcony. TV and telephone point. Mix of spotlights and ceiling lights.

## W/C

Tiled room with pedestal sink with mixer tap, spotlights, and low level W/C.

## Externally

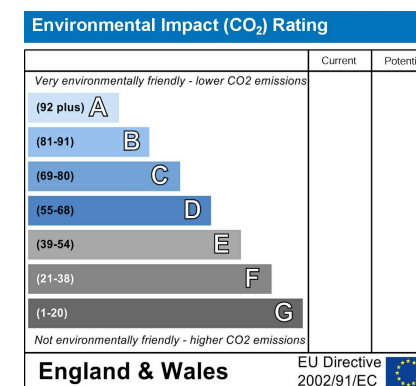
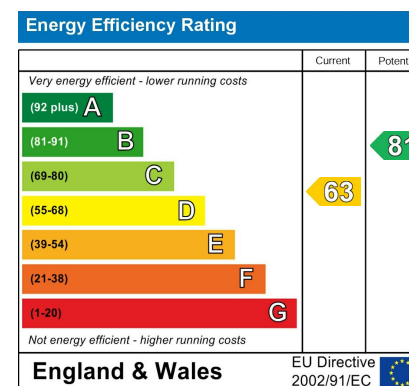
Concierge service. Lifts to All floors. Private roof terrace. 2 allocated parking spaces.

## Additional Information

Service charges - £5600 per annum

Lease - 988 years left (End date 04/01/3012)

Ground rent - £510 per annum - increasing every 10 years with RPI.



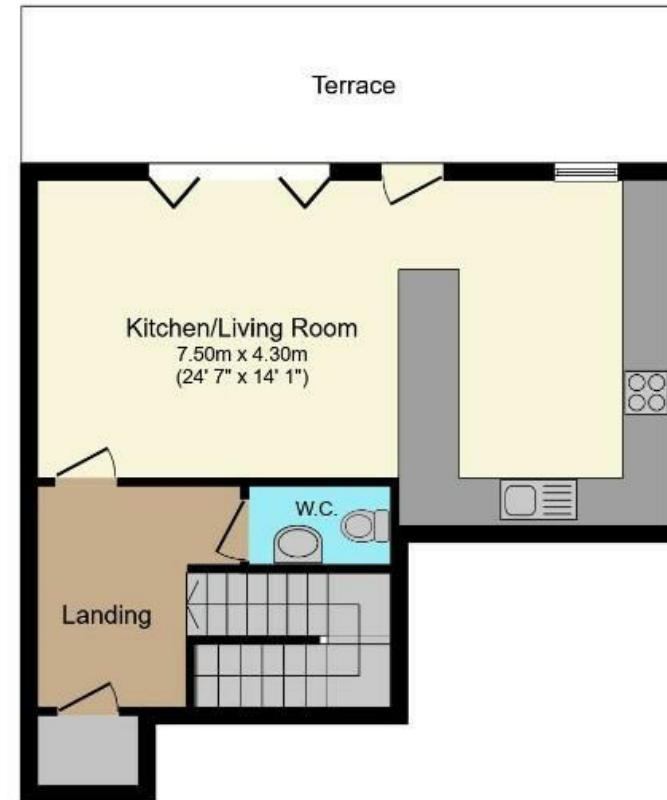








**Ground Floor**



**First Floor**

Total floor area 107.7 sq.m. (1,159 sq.ft.) approx



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