



# Apt 305 Chorlton Mill, 3 Cambridge Street, Manchester, M1 5BZ

Jordan Fishwick are delighted to bring to the market this one bedroom corner aspect 3rd floor apartment, in one of Manchester's most popular conversion developments, Chorlton Mill. This particular apartment is one of the few that has a wraparound south facing balcony around the chimney breast. The apartment benefits from original features such as exposed brickwork, cast iron columns and solid wood flooring. A perfect apartment for a first time buyer or professional couple wanting an immaculate apartment full of character within a short stroll of Oxford Road and Whitworth Street West. On site concierge. Accommodation comprises of spacious hall, utility room, open plan living/kitchen, double bedroom, and an attractive, newly renovated bathroom. NO ONWARD CHAIN.

## Offers In Excess Of £220,000

### Viewing arrangements

Viewing strictly by appointment through the agent

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

### Entrance Hallway

Spacious entrance hallway with utility cupboard. Doors leading to all rooms. Wooden flooring.

### Utility Room

Wood laminate flooring, washing machine.

### Living Room

23'11" x 11'10"

Stunning corner aspect living area with exposed brickwork, two double glazed windows and french doors opening to balcony. Radiators. Television and telephone connection point.

### Kitchen

Open through to kitchen. With wall and base units with oven, hob, extractor hood, fridge/freezer and dishwasher.

### Bedroom

9'6" x 12'2"

Wood flooring, exposed brickwork, double glazed window. Radiator

### Bathroom

Newly fitted three piece suite with shower attachment. Heated towel rail. Wash hand basin. W/C. Mirrored vanity unit. Part tiled walls.

## Additional Info

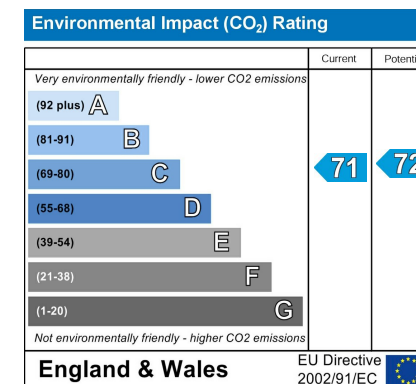
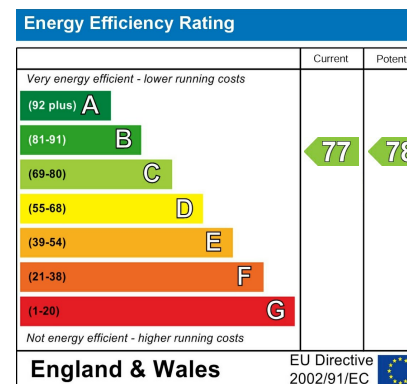
Service Charge: £3400 per annum

Ground Rent: £150 per annum

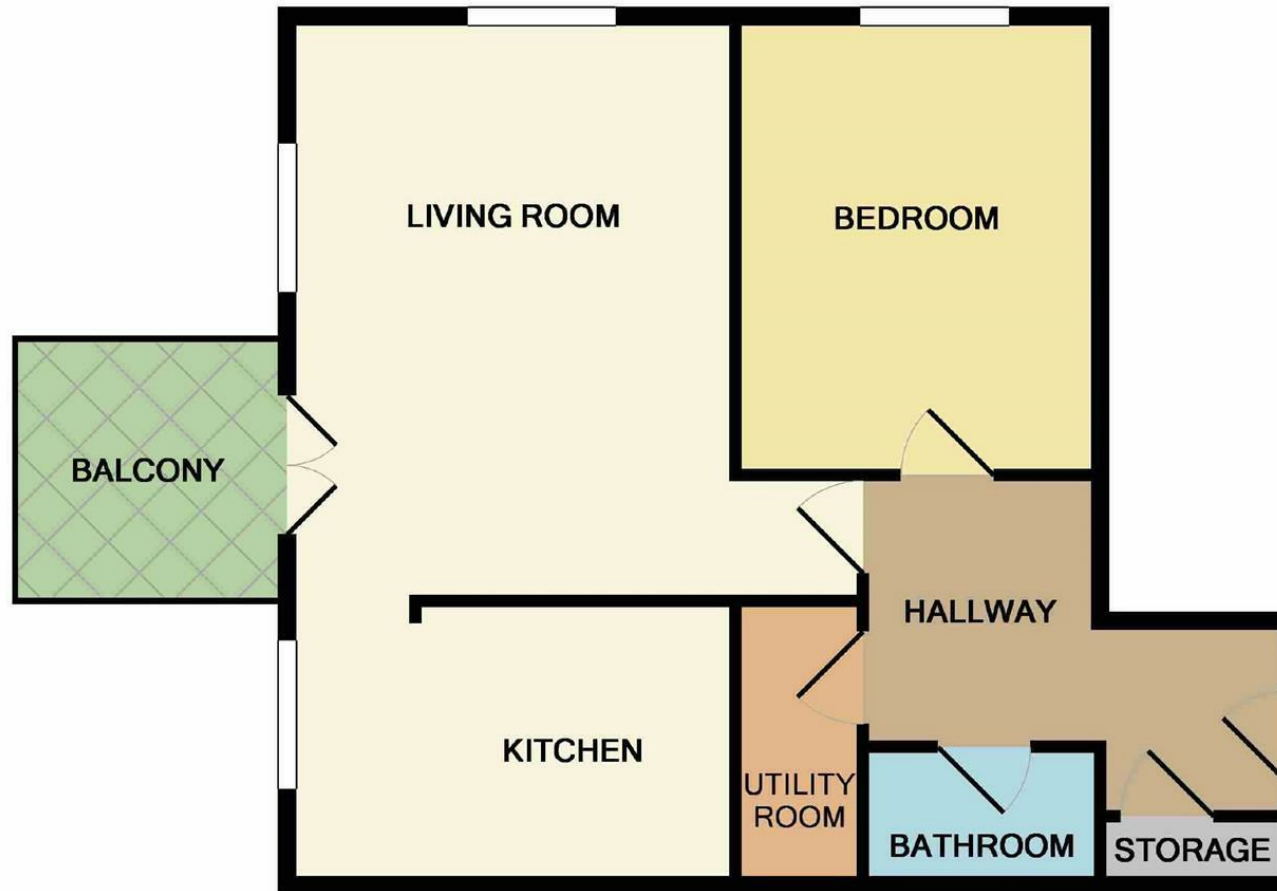
Lease: 999 years from 2004

## Disclaimer

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