



Apt 2 Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW

This lovely ground floor one bedroom apartment located in an incredible 200-year-old mill restored by Capital & Centric. With beautiful high ceilings, Crusader is for people who value texture and space. At the heart of mill is a lush private garden complete with gas-fed BBQs and fire pits. Crusader is a real community where you know your neighbours and is also pet friendly. There is also a concierge office on site. Engineered Oak flooring, superb kitchen, luxury shower room and electric heating. Set in the mix of Manchester's emerging Piccadilly East neighbourhood, Crusader is minutes from the bars & cafés of Ancoats and Northern Quarter and less than a five-minute walk to Piccadilly Station.

Price £220,000

Viewing arrangements

Viewing strictly by appointment through the agent

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

Entrance Hall

Engineered Oak wooden flooring. Spotlights. Electric heater and open through to

Living/Kitchen

16'8" x 13'7"

Continuation of the engineered Oak wooden flooring. This lovely room has two feature windows, high ceilings, two wall lights and an electric heater. The kitchen comes with a 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.

Bedroom

13'8" x 10'0"

Engineered Oak wooden flooring. Wall light. Wall mounted electric heater. Double glazed window. T.V aerial point.

Shower Room

4'11" x 6'9" plus recess

Tiled floor and shower cubicle with floating sink with mixer tap, low level W/C, double shower with rain head and body shower. Heated towel rail. Vanity cupboard housing shaver point. Fitted heated demisting mirror. Large double cupboard housing hot water system, plumbing for washing machine and ample storage space.

Externally

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

Additional Information

Service Charge: £2462.08p per annum

Ground Rent: £424 per annum review period every 5 years.

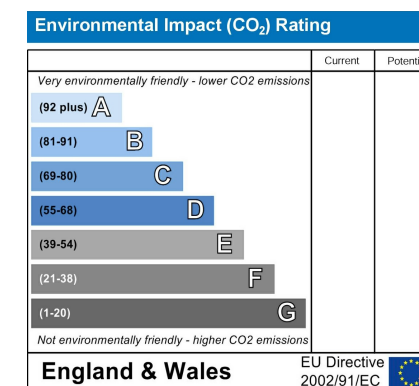
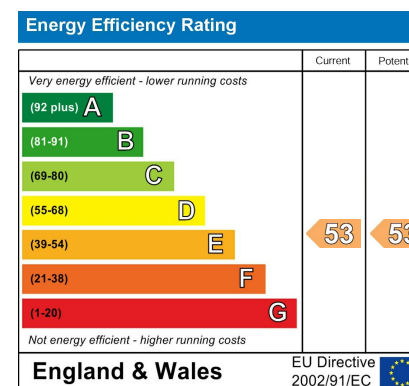
Lease: 250 years from 2015

Council Tax Band: C

Management Company: Zenith

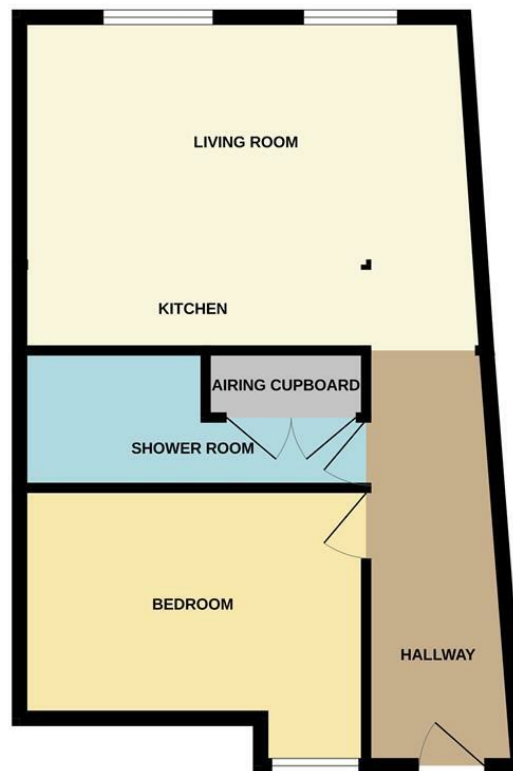
Agents Note

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GROUND FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only.
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