

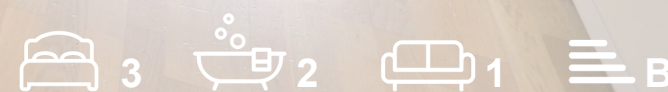


RESIDE
MANCHESTER



206 Old Sedgwick Mill
Royal Mills, Ancoats, M4 5BW

Asking Price £425,000



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A stunning three bedroom apartment located in Royal Mills, an early-twentieth-century cotton mill.

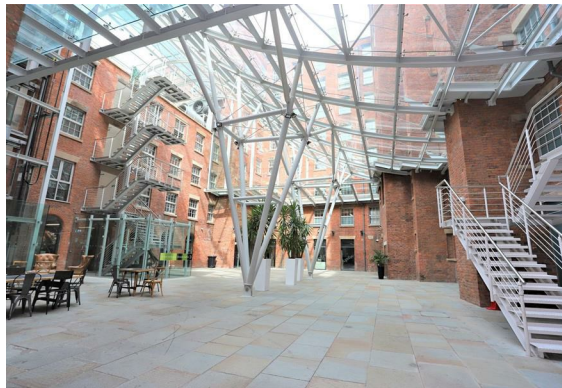
This well presented apartment is located in Old Sedgwick Mill featuring from a wealth of original features, such as iron columns and beams.

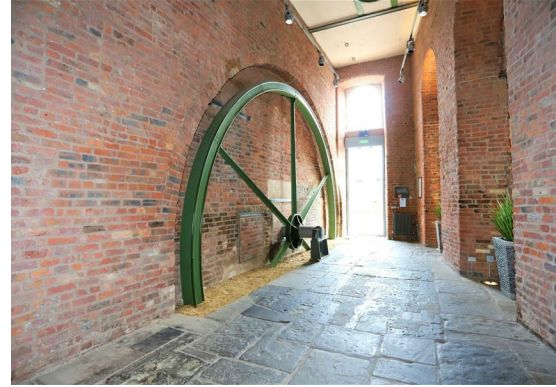
Entering via a spacious hallway, the property has three double bedrooms with two bathrooms & a generous size living/dining area. The development benefits from a 24 hour concierge service as well as a beautiful internal courtyard featuring a coffee shop. Secure Parking Included.

Royal Mills

The Royal Mills were originally established around 1820 and expanded over the following 100 years or so with Old Sedgwick Mill being the original Mill. In 1942 the mills were granted Royal ascent following the visit of King George VI and Queen Elizabeth, and the mills were renamed in their honour.

The development is entered via a stunning communal glazed atrium, with a 24 hour concierge service and commercial businesses on the ground floor. The apartment is located on the 2nd floor of Old Sedgwick Mill





The Tour

A solid wooden front door leading into a large reception hallway, with wooden flooring, original steel column and beams, storage cupboard housing washing machine and doors radiating to the rest of the accommodation.

Living/kitchen area: Entering into the open plan living kitchen area with wooden flooring flowing through, traditional double glazed windows overlooking Redhill and Murrays Street, original features including vaulted ceilings & iron columns and beams. The kitchen benefits from a range of wooden wall and base units with granite work surfaces including a breakfast bar area & kitchen island. Incorporating a Siemens electric hob and oven, with extractor over, stainless steel sink with mixer tap, integrated Whirlpool Fridge & Freezer, tiled flooring, partially tiled walls, under counter spotlights, plug sockets including USB ports

Bedroom 1 with en-suite: A spacious bedroom with vaulted ceilings, iron beam, carpeted with built in double wardrobe

En-suite: Fitted with a white three piece suite incorporating paneled bath with shower fittings, Villeroy and Boch hand wash basin and WC, Hansgrohe Chrome fittings, tiling to splashbacks, pebble style flooring, heated towel rail, vanity mirror and display shelves

Bedroom 2: Spacious bedroom which is carpeted throughout and features an original iron column

Bedroom 3: Separated by a sliding door from the living room, wooden flooring throughout with built in wardrobe featuring iron column and beams

Family Bathroom: Shower bathroom, with tiled flooring, partially tiled walls, Villeroy and Boch Toilet and sink, vanity shelving and wall mounted mirror



The Area

Royal Mills is located in the heart on Ancoats, surrounded by many independent businesses including Mana, Pollen and a Michelin star restaurant which is just a stones throw away. Across the road is the Rochdale Canal and the ever popular Ancoats Marina perfect for a short walk or lunch spot on a summers day. Ancoats is also extremely close to the Northern Quarter & Piccadilly Train Station all within a 10-15 minute walk away.

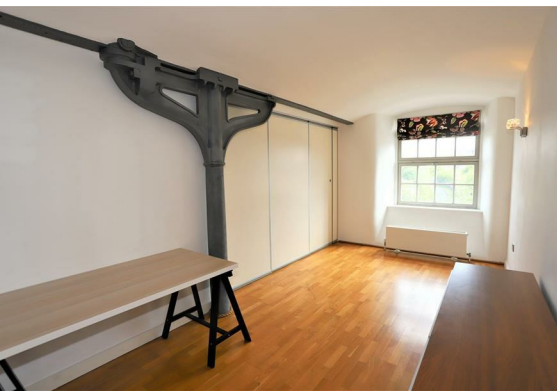
Lease Information

Length of Lease- 150 years from January 2004

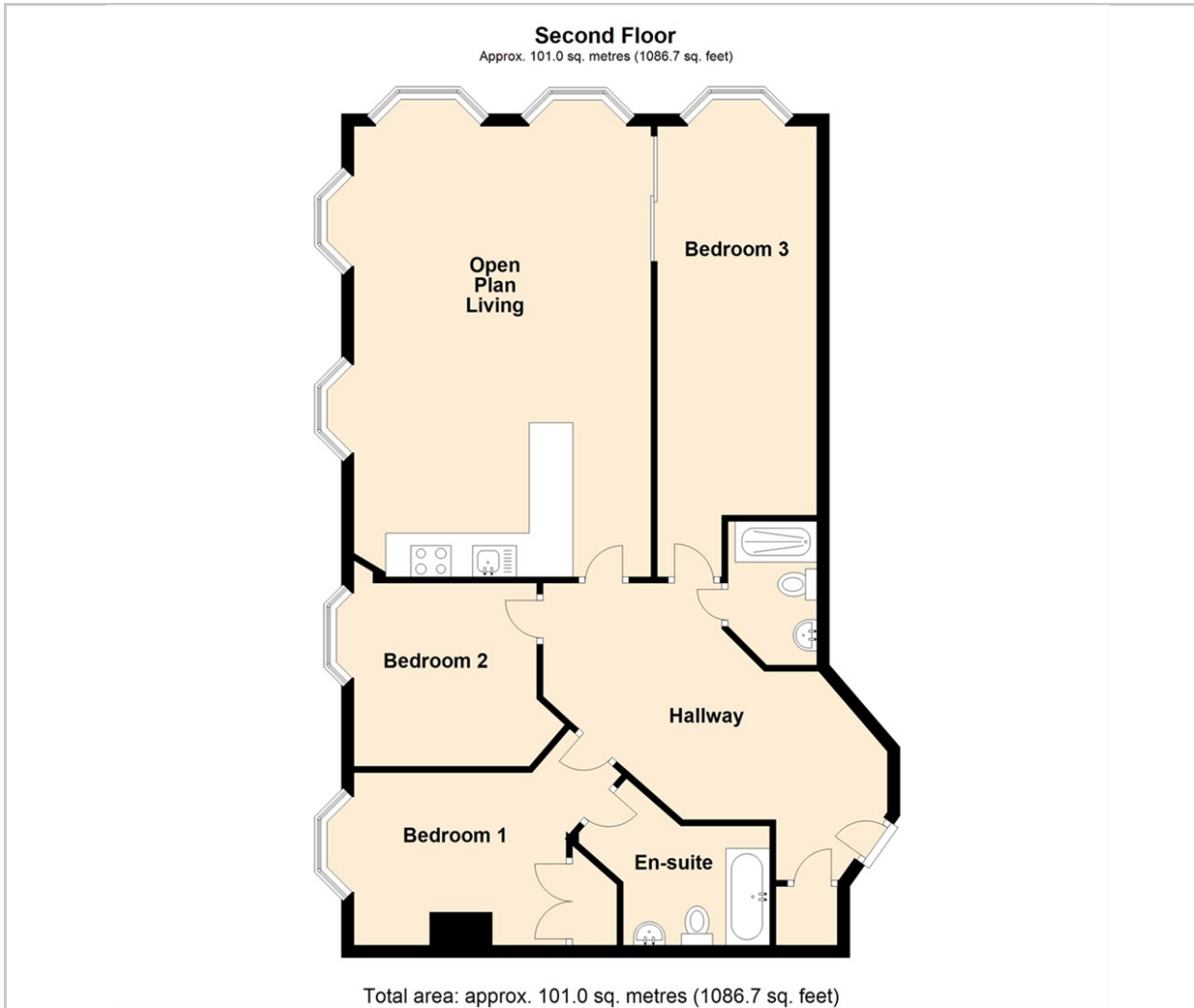
Service Charge- £4,570pa

Ground Rent- £175pa

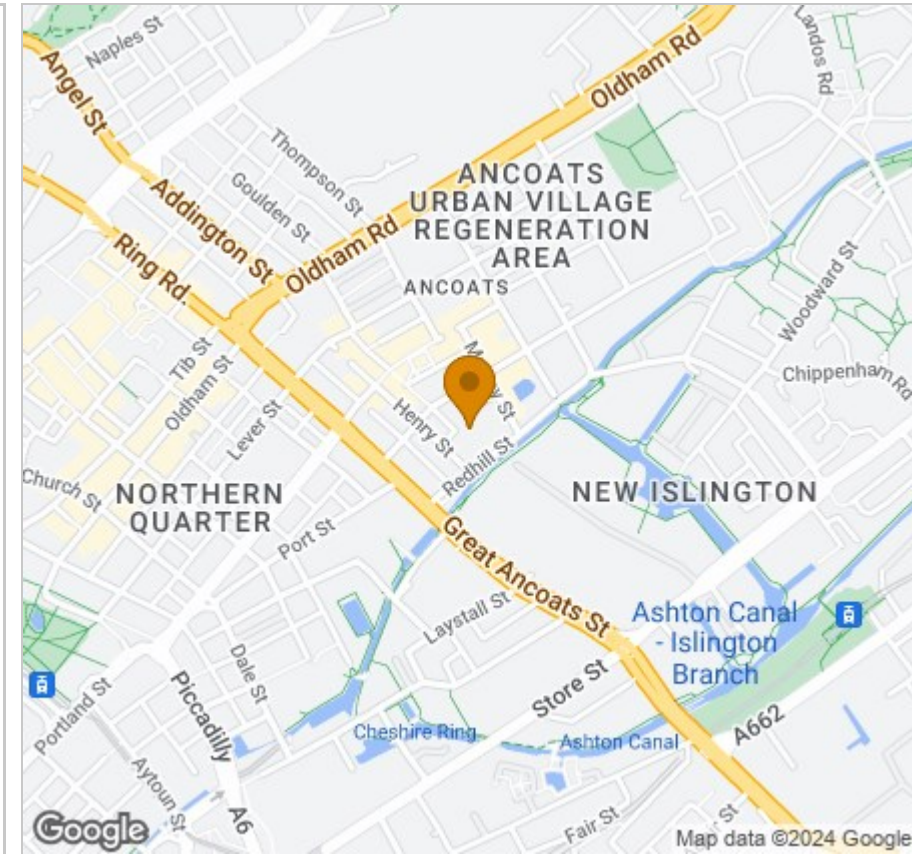
- Royal Mills Development
- Three Double Bedrooms
- Two Bathrooms
- Secure Parking Included
- Original Mill Features
- EPC Rating C
- 24 Hour Concierge
- Ancoats Location



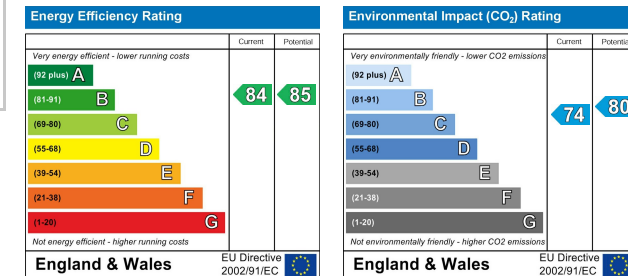
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Reside Manchester Office on 0161 837 2840 if you wish to arrange a viewing appointment for this property or require further information.

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