



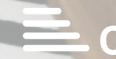
RESIDE

MANCHESTER



The New Sedgwick Mill Cotton Street  
Ancoats, Manchester, M4 5BD

Asking Price £400,000



# The New Sedgwick Mill Cotton

Anchor, Manchester, M4 5BD

Elevate your living experience with this captivating two-bedroom apartment nestled within the historic Royal Mills, a distinguished early-twentieth-century cotton mill.

Immerse yourself in the character of The New Sedgwick Mill, where original features abound, showcasing exposed brickwork, iron columns, and beams that speak to its industrial heritage.

Step inside through the welcoming spacious hallway, where a sprawling 1270 square feet of space awaits, encompassing two double bedrooms complemented by two bathrooms and a generously sized living/dining area.

Benefitting from a host of amenities, the development offers a 24-hour concierge service ensuring convenience at every turn. Take pleasure in the serene ambiance of the internal courtyard, adorned with a charming coffee shop, perfect for leisurely mornings or afternoon breaks.

One allocated car parking space is included.

To book a viewing please contact the sales team on 0161 837 2840.

## Royal Mills

The Royal Mills were originally established around 1820 and expanded over the following 100 years or so, with New Sedgwick Mill being built circa 1868. 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 The New Sedgwick Mill.





### The Tour

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

Living/kitchen area: Entering into the open plan living kitchen area with a stunning architectural ironwork greeting you upon arrival, wooden flooring flowing throughout, traditional double glazed windows and original features including exposed brickwork, iron columns and beams.

The kitchen benefits from a range of wall and base units with granite work surfaces. Incorporating a smeg electric hob, AEG oven, stainless steel sink with mixer tap, integrated CDA Fridge & Freezer, tiled flooring, tiled splashback and under counter spotlights.

Bedroom 1: A spacious bedroom with exposed feature brickwork, multi paned double glazed window overlooking communal areas, TV, Satellite and Phone points, double built in wardrobe and a door leading to a jack and jill bathroom.

Family Bathroom: With access from both the bedroom and the hallway, this 'jack and jill' bathroom incorporates a white three piece Villeroy and Boch suite with Grohe fittings, comprising panelled bath with shower over, wall mounted hand wash basin and WC, heated towel rail, two wooden display shelves one with vanity mirror, air extractor unit and pebble style floor covering.

Bedroom 2: Steps descend down into the main bedroom with multi paned double glazed window overlooking the communal areas, panelled radiator and phone point and a door leading to the en-suite.

En-suite: White three piece Villeroy and Boch suite with Grohe fittings, large walk in shower, wall mounted hand wash basin and WC, heated towel rail, two wooden display shelves one with vanity mirror and pebble style floor covering.

### The Area

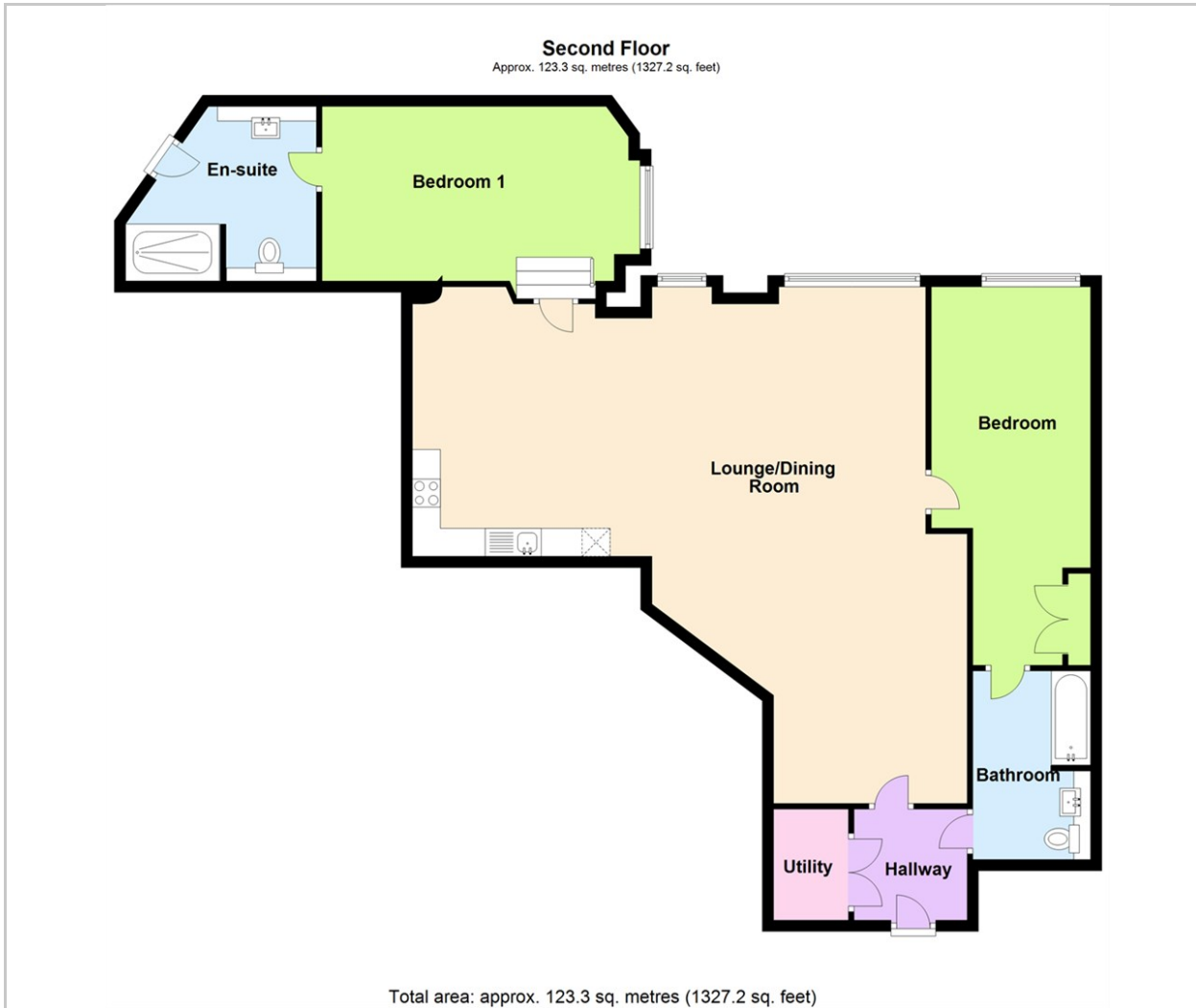
Royal Mills is located in the heart on Ancoats, surrounded by many independent businesses including Mana, Pollen and a Michelin star restaurant which is just a stones throw away. Across the road is the Rochdale Canal and the ever popular Ancoats Marina perfect for a short walk or lunch spot on a summers 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 2004.  
Ground Rent- £175 per annum.  
Service Charge- £6500 per annum.

- Two Double Bedrooms, Two Bathrooms
- Royal Mills Development
- Secure Parking Included
- Cast Iron Columns, Beams & Exposed Brickwork
- Ancoats Location
- EPC Rating C
- 24 Hour Concierge
- Spacious Open Plan Living/Kitchen Area
- Circa 1270 Square Foot
- Beautifully Presented Conversion

## Floor Plan

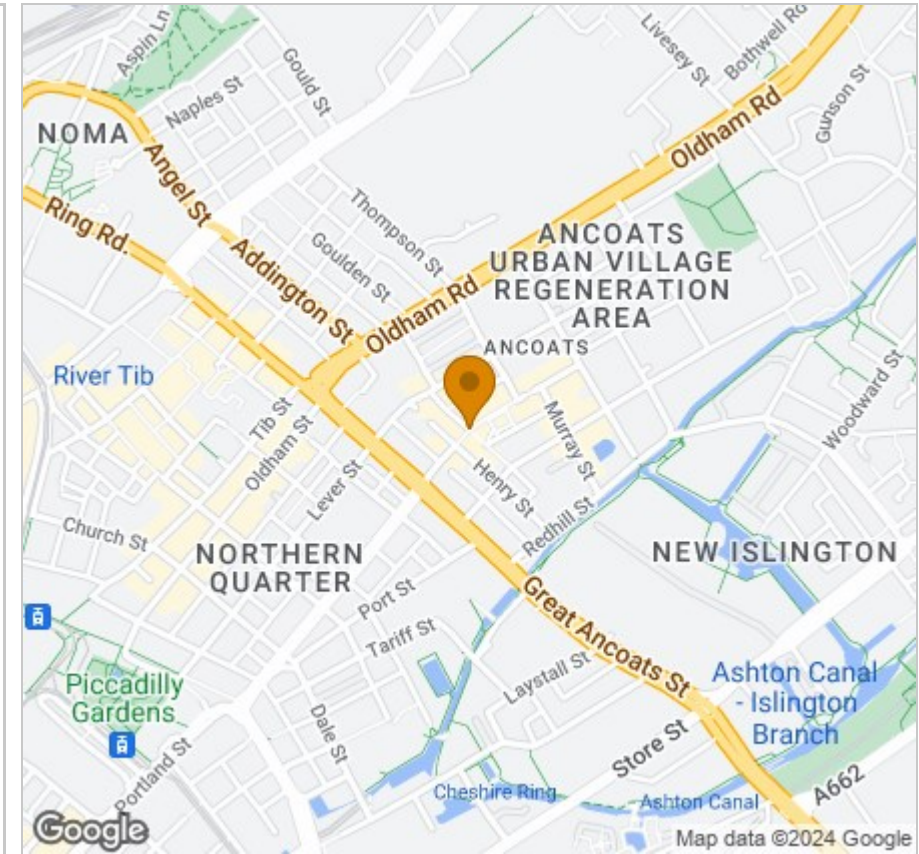


## Viewing

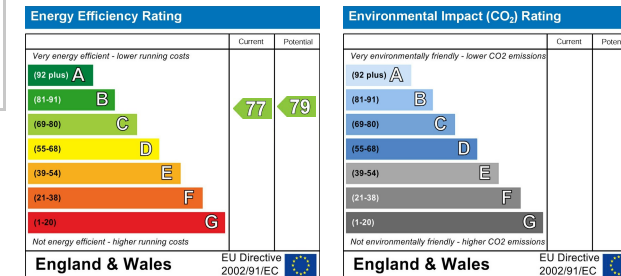
Please contact our Reside Manchester Office on 0161 837 2840 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph



249 Deansgate, Manchester, Greater Manchester, M3 4EN

Tel: 0161 837 2840 Email: info@residemanchester.com www.residemanchester.com