

RESIDE  
MANCHESTER



Paragon Mill 4 Cotton Street  
Ancoats, Manchester, M4 5AX

**Asking Price £210,000**





## Paragon Mill 4 Cotton Street

Ancoats, Manchester, M4 5AX

Paragon Mill is part of the Royal Mills complex, the first Cotton mill in Ancoats to be converted.

CAR PARKING SPACE INCLUDED.

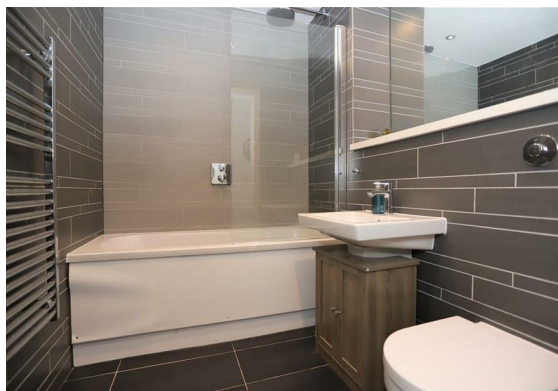
Living at this development is all about the City Centre lifestyle. Within the development you have Ancoats Coffee co, meaning you can grab your morning coffee on the way to work. Cutting room square is a stones throw away and is full of independent bars and restaurants and is a great spot to enjoy, especially in the summer.

The apartment itself boasts with character featuring exposed brickwork and original steel beams, as well as having large windows letting in lots of natural light. You enter the apartment to a large hallway, with a family bathroom, double bedroom and an open plan kitchen/dining area which is an ideal space for entertaining and relaxing.

Tenanted until 29th November 2024 & currently achieving £1,250pcm.

### Royal Mills

Paragon Mill forms part of the highly sought after Royal Mills development in Ancoats. The Royal Mills were originally established around 1820 and expanded over the following 100 years or so. 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 Tour

This apartment is on the 1st floor in Paragon Mill. Entered into a large hallway with walnut laminate flooring, storage cupboard & doors circulating to rest of the accommodation.

Open Plan Living/Kitchen Area: Walnut laminate flooring throughout, the kitchen includes integrated Bosch electric oven, ceramic hob and extractor. Integrated fridge freezer and dishwasher and a mini wine cooler.

Bedroom: Fully carpeted and equipped with TV and telephone points. The bedroom benefits from additional space which can be converted into a "working from home" area.

Bathroom: Villeroy and Boch bathroom suite with Hansgrohe fittings and rain head shower. Walnut vanity shelf with mirror, tiled walls and floors.

### The Area

Paragon Mill is located in the heart on Ancoats, surrounded by many independent businesses including Mana, Pollen & Rudys. Across the road is 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.

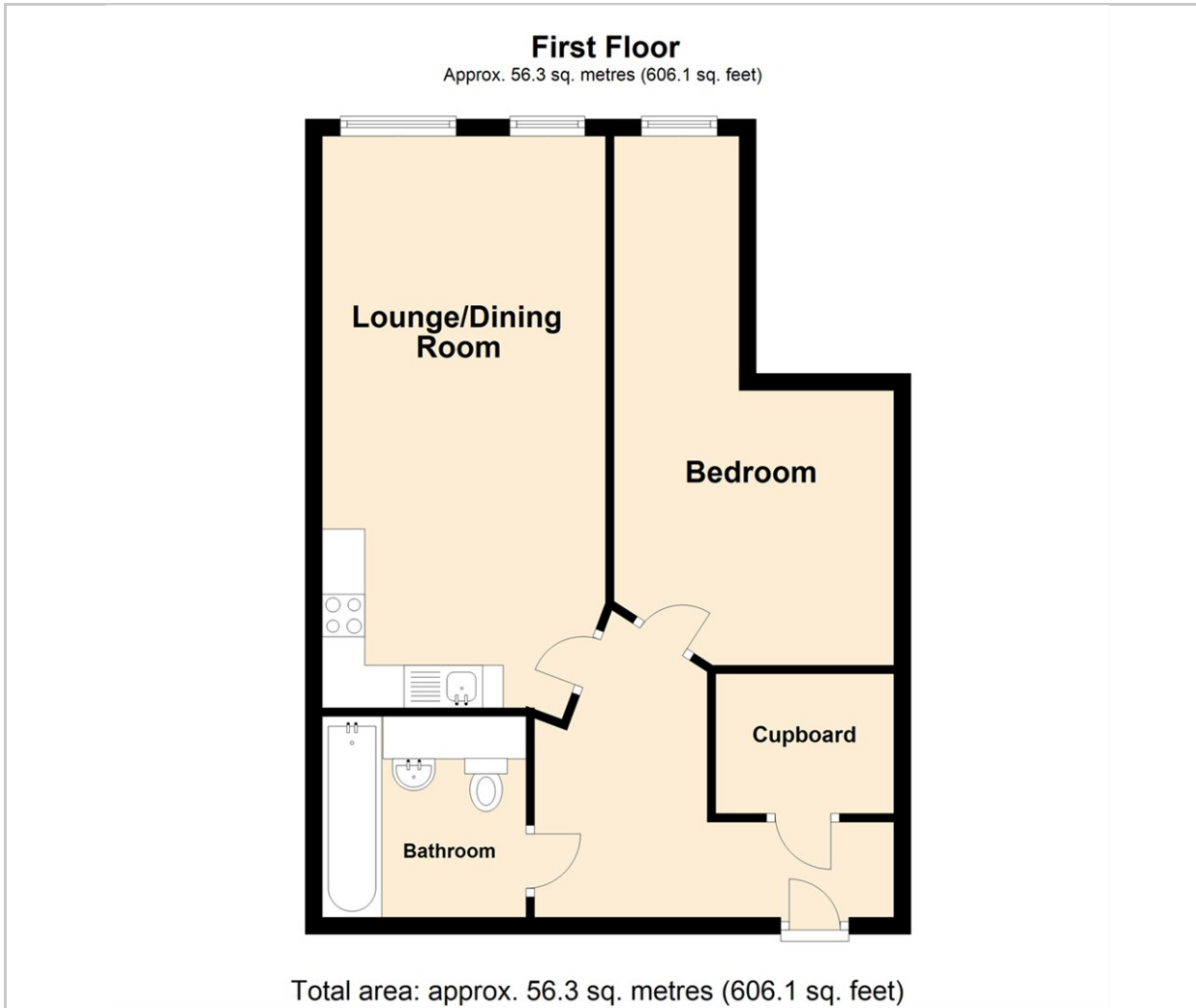
### Lease Information

Length of Lease- 240 years remaining  
Ground Rent- £440 per annum (Increase with RPI every 10 years)  
Service Charge- £2,636 per annum

- Popular Mill Conversion
- Located In The Heart Of Ancoats
- Original Features Throughout
- Secure Parking Included
- No Chain
- EPC Rating C
- City Centre Living
- One Double Bedroom, One Bathroom
- Tenanted Until 29th November 2024
- 24 Hour Concierge



## Floor Plan

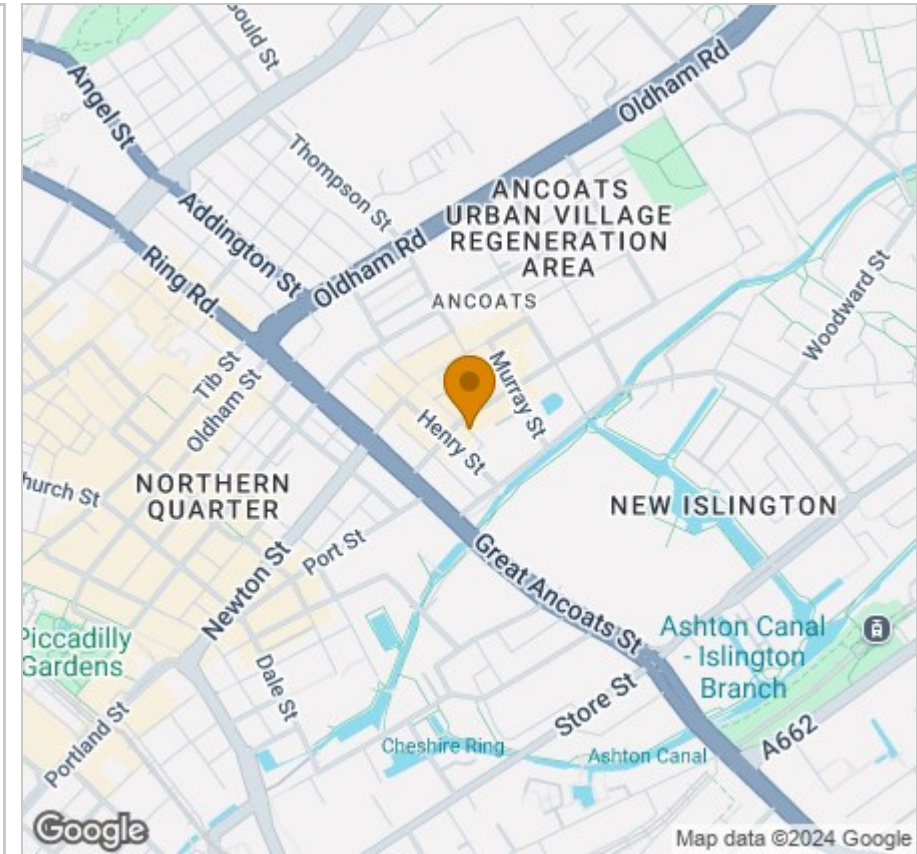


## Viewing

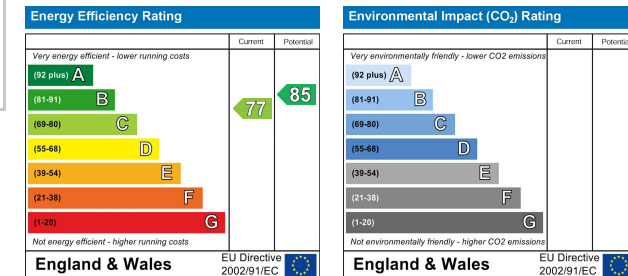
Please contact our Reside Manchester Office on 0161 837 2840 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Area Map



## Energy Efficiency Graph



249 Deansgate, Manchester, Greater Manchester, M3 4EN

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