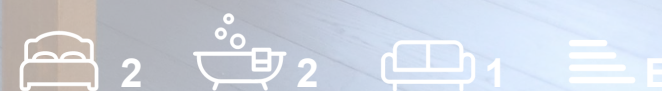


RESIDE
MANCHESTER



Crusader Mill, 70 Chapeltown Street
Manchester, M1 2EW

Asking Price £350,000



Flat 208 Crusader Mill 70
Chapelton Street

Manchester, M1 2EW

Crusader Mill is an historic listed mill conversion set around a Resident's courtyard in Piccadilly East.

This spacious two bedroom apartment is nestled in the historic Crusader Mill. Positioned on the second floor, the apartment boasts a spacious hallway that leads to an immaculate open-plan kitchen and living area, overlooking Ashton Canal. The property features wooden beams and exposed brickwork throughout. The apartment comprises two double bedrooms, ensuite and family bathroom.

Residents of Crusader Mill can benefit from a 24-hour concierge service and access to a communal courtyard.

History
Crusader Works was built in the late 1840's by George Parr, Matthew Curtis and William Madeley- it was a large, mid-19th-century textile machinery works. Known originally as the Phoenix Works, the huge new factory included an Iron foundry built on the opposite side of Chapelton Street.

In 2021, Capital & Centric restored this 200 year old mill into loft apartments.

The Area
The development is located within walking distance to local shops, the heart of Ancoats and the city centre. Excellent transport links to Piccadilly train station and the metrolink. There are many bars and restaurants on your doorstep such as Cask, Pollen Bakery, Flawd Wine Bar and many more with Cutting Room Square only a five minute walk away.





The Tour

Located on the second floor. Upon entry, you are greeted by a spacious hallway featuring Havwoods Abrego Rustic Grade engineered oak wood flooring.

Open Plan Living/Kitchen Area: Havwoods Abrego Rustic Grade engineered oak wood flooring throughout, Silestone (quartz) Blanco Zeus worktops in a white finish, stainless steel sink with Blanco max chrome tap, integrated Bosch cooker & hob, dishwasher, CDA fridge and freezer. Wall mounted electric heaters, LED down lights throughout the kitchen & living space with two large windows.

Bedrooms: Havwoods Abrego Rustic Grade engineered oak wood flooring, with a floor-to-ceiling aluminium powder-coated double-glazed window which faces onto the cloister and TV and satellite points.

Ensuite: Fully tiled flooring and partial tiled walls, exposed steel column, recessed shelf, strip lighting, de-misting mirror and storage cupboard, Vitra Nuo wall-hung wash basin with Chrome mixer tap by Vado, Vitra Integra wall-hung toilet with concealed cistern and polished chrome flush plate by Vitra, walk in shower with Chrome heated towel rail.

Bathroom: Fully tiled flooring and partial tiled walls, exposed steel column, recessed shelf, strip lighting, de-misting mirror and storage cupboard, Vitra Nuo wall-hung wash basin with Chrome mixer tap by Vado, Vitra Integra wall-hung toilet with concealed cistern and polished chrome flush plate by Vitra, bath with rainfall shower head, Chrome heated towel rail.

Lease Information

Lease Length & Years Remaining: 250 years (241 remaining)

Service Charge Per Annum: £3405.40

Ground Rent Per Annum: £448

- Two Double Bedrooms
- Two Bathrooms
- Impeccably Kept Throughout
- Pet Friendly
- Mill Conversion
- EPC Rating D
- Resident's Garden
- Original Features Throughout
- Central Location
- EWS1 Form in Place

Floor Plan

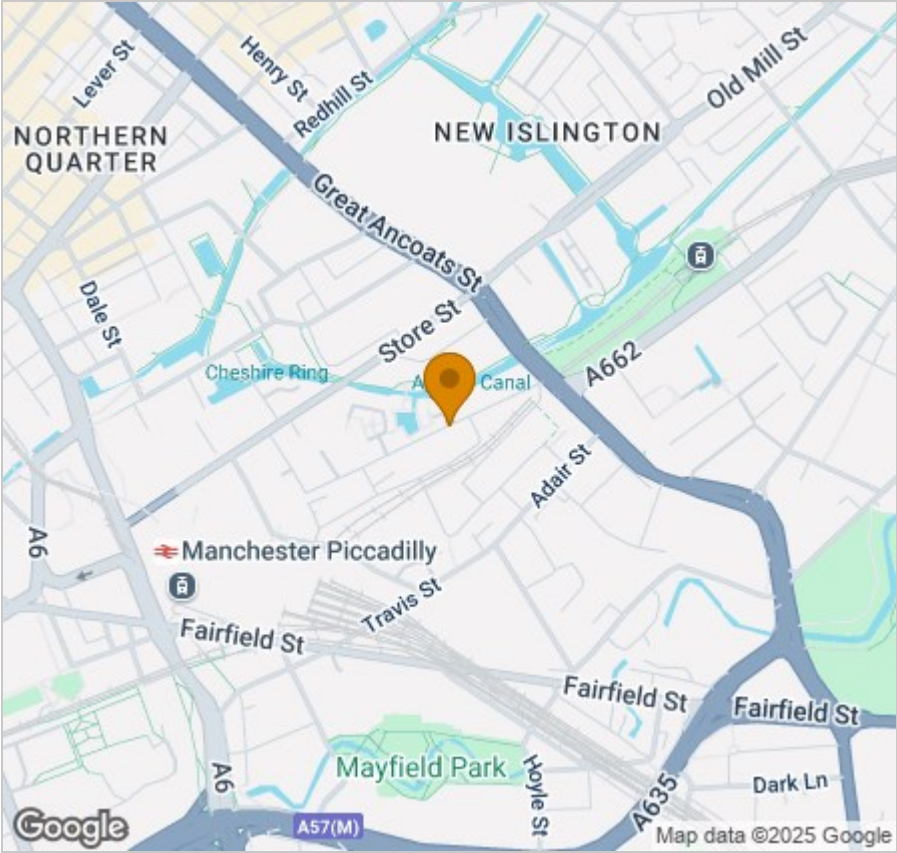


Viewing

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

