

DESCRIPTION

**** LUXURY APARTMENT - NORTHLIGHT MILL ** ** TWO BEDROOMS **
GRADE 2 LISTED ** ** FULLY FURNISHED ****

Experience the perfect blend of heritage and modernity at the Northlight Mill Luxury Apartment Complex.

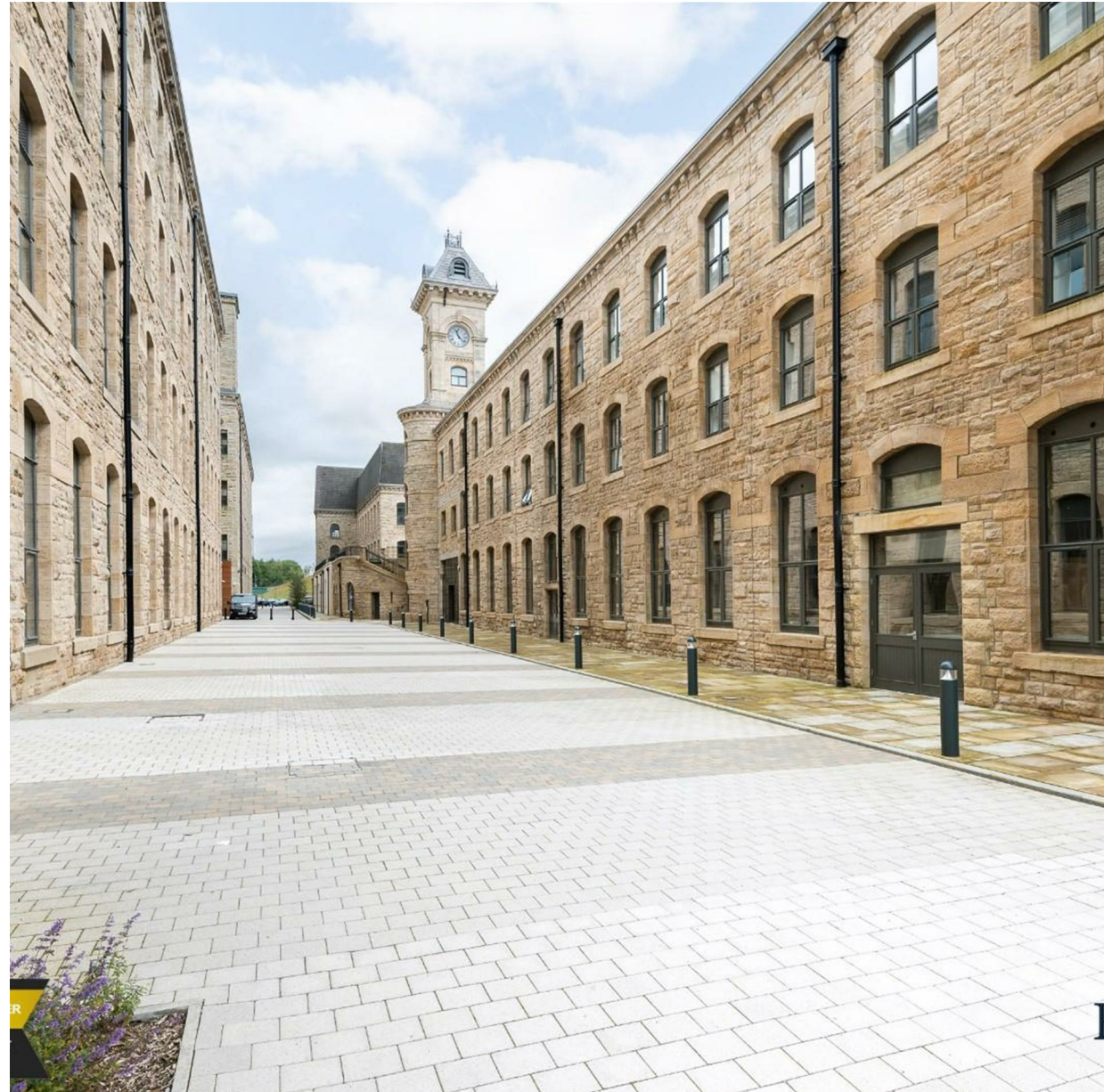
This Grade II listed property offers a two-bedroom apartment that beautifully marries the charm of the old mill with contemporary design.

The apartment, located on the second floor, features two spacious double bedrooms, one with an en-suite, a sleek living/kitchen space equipped with integrated appliances, and a stylish bathroom.

The complex boasts amenities such as underground parking, an on-site gym, and a stunning reception area with a daytime concierge service.

For peace of mind, 24/7 video surveillance is in place. Conveniently situated near the M65 motorway, Northlight provides easy access to transport.

Embrace the unique living experience offered by this converted mill, where history and luxury coexist.





IF RECEPTION IS UNMANNED, PLEASE USE THE PHONE PROVIDED

NORTHLIGHT ESTATE

BUSINESS FIRST

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Entrance to main building

A modern welcoming reception area with seating and a a choice of a lift or stairs to access the apartment.

Entrance hallway

Laminate flooring, smoke alarm, ceiling light point and electric wall heater.

Open plan kitchen / living area

Kitchen - A mix of wall and base units, electric hob, splashback, electric oven, overhead extraction point, spotlights to the ceiling, breakfast bar lighting, sink with chrome mixer tap, breakfast bar area, laminate flooring, integrated fridge / freezer and space for a dining table and chairs.

Living area - Fitted carpet, two uPVC double glazed windows, electric wall heater, TV point and spotlights to the ceiling.

Bedroom one

Fitted carpet, uPVC double glazed window, ceiling light point and electric wall heater.

En suite

Partially tiled walls, push button WC, shower enclosure with mains fed shower, spotlights, sink with chrome mixer tap ad tiled flooring.

Bedroom two

Fitted carpet, ceiling light point, small window for light through from living area.

Family bathroom

Partially tiled walls, bath, mains fed overhead shower, push button WC, sink with chrome mixer tap, spotlights to the ceiling, mirrored wall and chrome heated towel rail.

Utility room

Washing machine point and dryer point and water tank.

Consumer Protection Regs

To comply with Consumer Protection Regulations we have been advised by our vendors on the following information:

The tenure of this property is 'Leasehold' and the Council Tax Band is 'A'

999 Years from 01/01/2020 - £0.00 annual ground rent - there is also a £266.00 quarterly management fee payable

The title register shows the property may contain restrictive covenants. These should be raised and satisfied by your chosen legal representative.

Parking - Allocated Parking Bay

Rights and easements – Unknown by the vendor

Restrictions – Grade 2 listed

Building safety – No visible risks

Accessibility/Adaptations – Lift access to the apartment floor.

Utility supply - Mains gas, electric and water.

Coastal erosion risk - None

Planning permission – Unknown by the vendor

Flood Risk - Low

Coalfield or mining area - Unknown by vendor

Disclaimer

Disclaimer- All descriptions advertised digitally or printed in regards to this property are the opinions of Fardella & Bell Estate Agents. and their employees with any additional information advised by the

seller. Properties must be viewed in order to come to your own conclusions and decisions. Although every effort is made to ensure measurements are correct, please check all dimensions and shapes

before making any purchases or decisions reliant upon them. Please note that any services, appliances or heating systems have not been tested by Fardella & Bell Estate Agents and no warranty can be

given or implied as to their working order

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Viewings on Brochure

Viewings are strictly by appointment only and can be arranged by calling or emailing Fardella & Bell.

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Welcome
to
Northlight




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GOLD WINNER

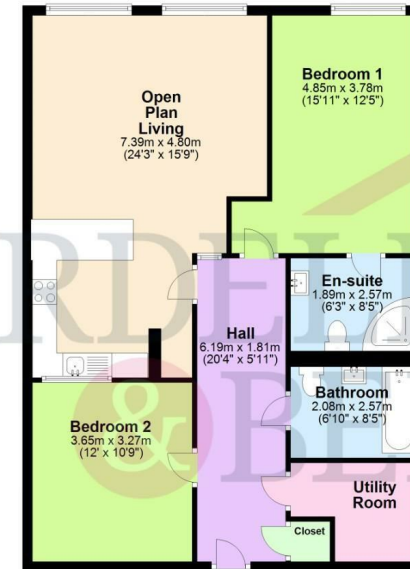
ESTATE AGENT
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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	66	66
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Ground Floor



Total area: approx. 87.4 sq. metres (941.2 sq. feet)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).
Plan produced using PlanUp.

211 North light