



Worsley Mill, Blantyre Street, M15 4LG

Asking Price of £300,000

This 2-bedroom apartment is located in the beautifully restored Worsley Mill, just a short walk from Deansgate. The apartment itself has an abundance of character, due to its high ceilings, exposed brickwork, steel beams and large windows. It consists of a spacious living and dining room with an open plan kitchen alongside. There are two double bedrooms, both of good size, the master bedroom offers access to a spacious en-suite. The master bathroom is large and fitted with a contemporary 3-piece white suite. There is also the benefit of a secure parking space.

- Mill Conversion
- Castlefield Location
- 10 Minute Walk to Deansgate
- Two Double Bedrooms
- Secure Allocated Parking
- Well Presented
- Original Features Throughout
- Large Open Plan Living & Kitchen Area
- EWS1 Certificate



Worsley Mill sits in a fantastic location just on the edge of the highly sought after area of Castlefield, offering easy access to the Manchester Ship Canal walks, bars and eateries in Castlefield and city centre, as well as all the night and cultural life Manchester city centre has to offer. This property is easily accessible from the town centre, both by car and on foot and it is perfectly located for access to all motorway links for those who have to commute outside the city. Built around 1894 and once a flour mill, Worsley Mill represents a sympathetic conversion into modern living accommodation. The building features timber floors, which are supported by steel beams and cast-iron columns, exposed brickwork both in communal areas and in the apartments as well as beautiful large, wood framed and fully double-glazed windows.

GENERAL

Rental Yield: 6% (based on an estimated rental of £1500pcm)
 Service Charge: £2,852.52 pa approx.
 Ground Rent: £150 pa approx.
 Lease: 999 years from 1 January 2002
 Floor Area: 762 sq ft approx. (70.8 sq m approx.)
 Council Tax Band: Manchester City Council Tax Band D; £1,968 pa approx.
 Management Company: Glide

HALLWAY

Laminate flooring, ceiling lights, access to storage cupboard with plumbing for washing machine, access to cupboard housing the boiler, wall mounted heater.

BEDROOM

Double glazed window, laminate, wall mounted heater, phone/TV point, spotlight and entrance to the ensuite.

BEDROOM

Double glazed window, laminate flooring, wall mounted heater, phone/TV point and spotlights.

BATHROOM

Accessed via the hallway, a three piece bathroom comprising bath with shower attachment over, WC, sink with mixer tap, heated towel rail, partially tiled walls, tiled flooring, extractor and spotlights.

KITCHEN

Open plan to the living area, the kitchen comprises wall and base units, fridge/freezer, built-in oven with four ring hob and extractor over, stainless steel sink with mixer tap and drainer, laminate flooring, ceiling lights and extractor.

LIVING ROOM

Two large windows, laminate flooring, wall mounted heater, phone/TV point and spotlights..



SECOND FLOOR
 762 sq.ft. (70.8 sq.m.) approx.



TOTAL FLOOR AREA: 762 sq.ft. (70.8 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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