



## **Crusader Mill , Manchester - Asking Price Of £240,000**

Welcome to the market this wonderful one bedroom apartment within the stunning Crusader Mill development. This one bedroom apartment comprises an open plan fully fitted kitchen / living area, one double bedroom and a modern bathroom. Crusader Mill is a 200 year old converted mill, with exposed brickwork, high ceilings and huge windows, allowing floods of natural light. Crusader Mill is a pet friendly development and all of its residents are able to enjoy a secure gated community, an onsite concierge and a large communal garden which includes fire pits and BBQ's. Located just a short walk from Piccadilly Station, it also offers fantastic transport links.

- One Bedroom Apartment
- Second Floor
- Original Features Throughout
- 5 Minute Walk From Piccadilly Station
- Secure Gated Development
- On-site Concierge
- Pet Friendly Development
- Communal Garden

**GENERAL**

Rental Yield: 6.5% (Based on expected rental price of £1250pcm)  
 Service Charge: £1,799 per annum  
 Ground Rent: Peppercorn  
 Lease: 250 years from 2015  
 Square Footage: 532 Square feet  
 Council Tax Band: C  
 Management Company: Urban Bubble

**HALLWAY**

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

**BEDROOM**

Double glazed window, laminate flooring, wall mounted heater, wall lights.

**LIVING ROOM**

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

**KITCHEN**

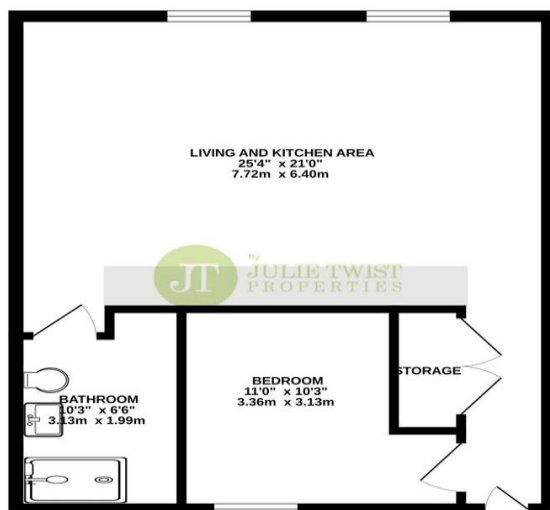
Open plan to the living area, the kitchen comprises wall and base units, integrated fridge/freezer, integrated dishwasher, built-in oven with four ring hob and extractor over, stainless steel sink with mixer tap and drainer, laminate flooring, wall lights and extractor.

**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 wall lights.



SECOND FLOOR  
 532 sq.ft. (49.4 sq.m.) approx.



TOTAL FLOOR AREA: 532 sq.ft. (49.4 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the footprint 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 here have not been tested and no guarantee as to their operability or efficiency can be given.  
 Made with floorplan click2

**IMPORTANT NOTE TO PURCHASERS:** We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only, and are not precise. If floor plans were included, these may not be to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	65 D	65 D
39-54	E		
21-38	F		
<20	G		