



New Little Mill, Ancoats, Manchester – Asking Price of £425,000

Julie Twist Properties are delighted to welcome to the market this stunning duplex penthouse apartment in the New Little Mill development which is located on Radium Street in Ancoats. The first floor comprises a fully equipped kitchen that opens to the living room and features a sizable breakfast bar, making it the perfect place to host guests! There is also a spacious storage room, a WC, and a full-length balcony that can be accessible from the kitchen. On the second floor, you will find two generously sized double bedrooms, one of which has built in wardrobe space, and there is a large bathroom with both a standing shower and a sperate bath. There is also a secure, allocated parking space!

New Little Mill is part of a restored Grade II listed, 19th-century mill, forming part of the Murrays Mills complex. Key features have been retained throughout the development, as well as the new addition of a two-storey extension hosting duplex apartments. Ancoats has become one of the most desirable places to live in Manchester, hosting a number of Manchester's best reviewed restaurants along with a Michelin starred restaurant. It's a beautiful area, seamlessly blending historic mills, cobbled streets and canals with tasteful new build developments.

- Duplex Penthouse Apartment
- Two Double Bedrooms
- Secure Allocated Parking Space
- Private Balcony
- Grade II Listed Building
- Located in the Heart of Ancoats
- Minutes Walk to New Islington Marina
- Concierge Onsite

GENERAL

Rental Yield: 6.6% (Based on expected rental price of £2350pcm)
 Service Charge: £2880 per annum
 Ground Rent: £250 per annum
 Lease: 250 years 1st September 2020
 Square Footage: 795 sqft (73.8 sq.m)
 Council Tax Band: C
 Management Company: Rendall & Rittner

HALLWAY

Wooden flooring, spotlights, access a WC and stairs leading to the 6th floor.

WC

Tiled flooring, partially tiled w alls, spotlights, heated towel rail, WC and sink w ith mixer tap.

LIVING ROOM

Floor to ceiling double glazed w indows and door leading onto a private balcony, wooden flooring, wall mounted heater, phone/TV point, spotlights and access to a storage cupboard housing the boiler, hot water tank and with plumbing for a washing machine.

KITCHEN

Open plan to the living area, the kitchen comprises wall and base units, space for a freestanding fridge, integrated dishwasher, integrated oven with four ring hob and extractor over, stainless steel mixer tap w ith drainer, wooden flooring, spotlights and ceiling lights over the island.

BEDROOM 1

Double glazed w indows, carpeted flooring, spotlights and built in wardrobe.

BEDROOM 2

Double glazed w indow , carpeted flooring and spotlights.

BATHROOM

Accessed via the hallway, a four-piece bathroom comprising of a large shower cubicle, separate bath, WC, sink w ith mixer tap, partially tiled w alls, tiled flooring, extractor and spotlights.

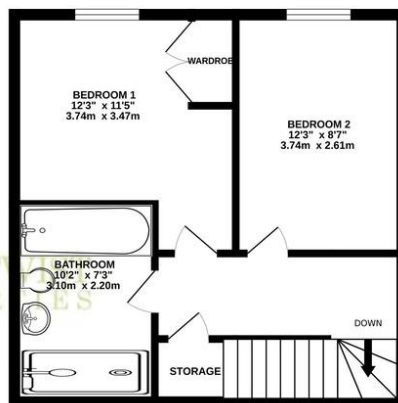
OTHER

The apartment also has a storage cupboard upstairs accessed via the hallway, as well as a secure, allocated parking space and a full length balcony which is accessed via the kitchen area.



FIFTH FLOOR
397 sq.ft. (36.9 sq.m.) approx.

SIXTH FLOOR
398 sq.ft. (36.9 sq.m.) approx.



By **JULIE TAYLOR PROPERTIES**

TOTAL FLOOR AREA: 795 sq.ft. (73.8 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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