



Cotton Mill, Samuel Ogden Street, Manchester - Asking Price Of £275,000

Julie Twist Properties brings to the market this third floor apartment in the beautifully converted Victorian mill, Cotton Mill. The apartment benefits from extensive original features, including exposed brickwork, high ceilings, feature windows, steel columns and wood ceilings. There are two double bedrooms, both of which have access to a private terrace with decking. Further to this, there is a fully fitted kitchen which is open plan to the living area, a three-piece bathroom and two storage cupboards.

Cotton Mill falls under the prestigious M1 postcode and is located just off Whitworth Street, still within touching distance of the lively Village area but set back enough to not be right in the midst of it all. Piccadilly & Oxford Road train stations are both only a short walk away offering fantastic transport links. A number of NCP car parks offer secure parking options nearby.

- Two Bedroom Apartment
- Exposed Brickwork
- Private Terrace with Decking
- Original Features Throughout
- Third Floor
- Converted Mill
- 5 Minutes Walk from both Piccadilly and Oxford Road Station
- City Centre Location

GENERAL

Rental Yield: 5.8% (based on an expected rental price of £1350pcm)
Service Charge: £2068 pa approx.
Ground Rent: N/A
Lease: 999 years from 16 February 1998
Floor Area: 652 sq.ft approx (60.6 sq.m approx)
Council Tax Band: D
Management Company: Scanlans

HALLWAY

Wooden flooring, ceiling lights, access to storage cupboard and intercom entry system.

LIVING ROOM

Large double glazed sash windows, wooden flooring, wooden beams, exposed brickwork, wall mounted heaters, phone/TV point and ceiling lights.

KITCHEN

Open plan to the living area, the kitchen comprises wall and base units, integrated fridge and freezer, built-in oven with four ring hob and extractor over, stainless steel sink with mixer tap and drainer, space and plumbing for a washing machine, storage cupboard housing the boiler, wooden flooring and ceiling lights.

BEDROOM 1

Large sash windows leading onto a private balcony with decking, exposed brickwork, wall mounted heater, wooden flooring and ceiling lights.

BEDROOM 2

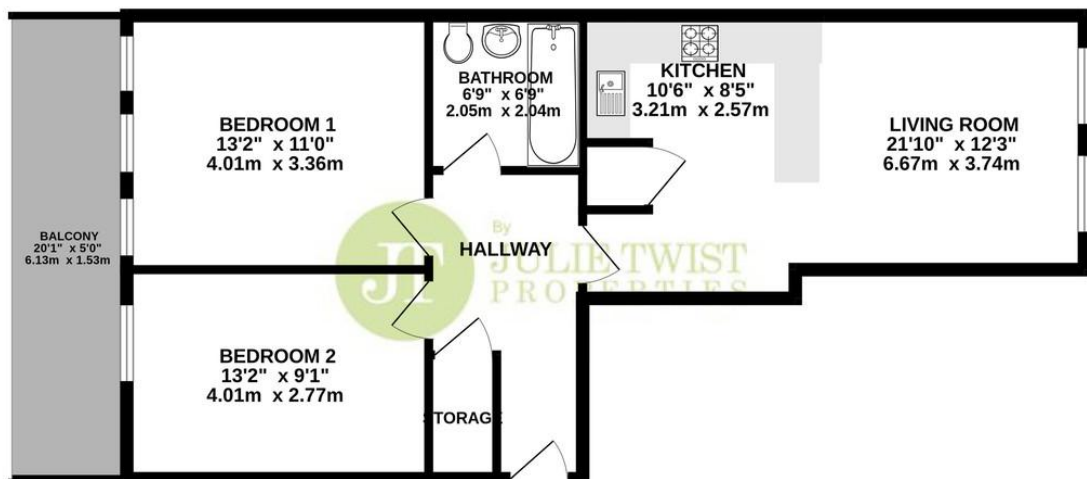
Large sash window leading onto a private balcony with decking, exposed brickwork, wall mounted heater, wooden flooring and ceiling lights.

BATHROOM

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



THIRD FLOOR
652 sq.ft. (60.6 sq.m.) approx.



TOTAL FLOOR AREA : 652 sq.ft. (60.6 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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