



Crusader Mill, Piccadilly, Manchester - Asking Price Of £350,000

Julie Twist Properties are delighted to present this second floor apartment within the stunning Crusader Mill development. Crusader Mill is a 200 year old converted mill, with exposed brickwork, high ceilings and huge windows, allowing for plenty of natural light. This spacious apartment comprises an open plan, fully fitted kitchen / living area, a modern three-piece bathroom and two double bedrooms, one of which benefits from an ensuite shower room. This apartment also benefits from a residents garden in the centre of the development, complete with a fire pit, communal BBQ's, communal Wi-Fi and 24/7 concierge.

Crusader Mill is in the heart of the City Centre, allowing easy access to Piccadilly Gardens and Market Street and only a short walk to Piccadilly train station and the Northern Quarter.

- Converted Development
- Two Bedrooms
- Second Floor Apartment
- Exposed Brickwork
- Communal Garden, Firepits and BBQs
- Pet Friendly Development
- Close Proximity to Ancoats & New Islington
- 5 Minute Walk From Piccadilly Station



GENERAL

Service Charge: £3400 per annum
Ground Rent: £448 per annum
Lease: 250 years from 2015
Square Footage: 739 sqft / 68.7 sq.m approx
Council Tax Band: D
Management Company: Zenith Property Management

HALLWAY

Laminate flooring, intercom entry system, access to integrated storage cupboards which has plumbing for a washing machine.

LIVING ROOM

Large double glazed sash windows, laminate flooring, radiator, phone / TV point and wall lighting.

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 induction hob and extractor over, stainless steel sink with mixer tap and wall lighting.

BEDROOM 1

Double glazed window, laminate flooring, radiator, wall lighting and access to the ensuite.

ENSUITE

Accessed via bedroom 1, a three piece shower room comprising large shower cubicle, WC, sink with mixer tap, partially tiled walls, tiled flooring, heated towel rail, extractor and wall lighting.

BEDROOM 2

Double glazed window, laminate flooring, radiator and wall lighting.

BATHROOM

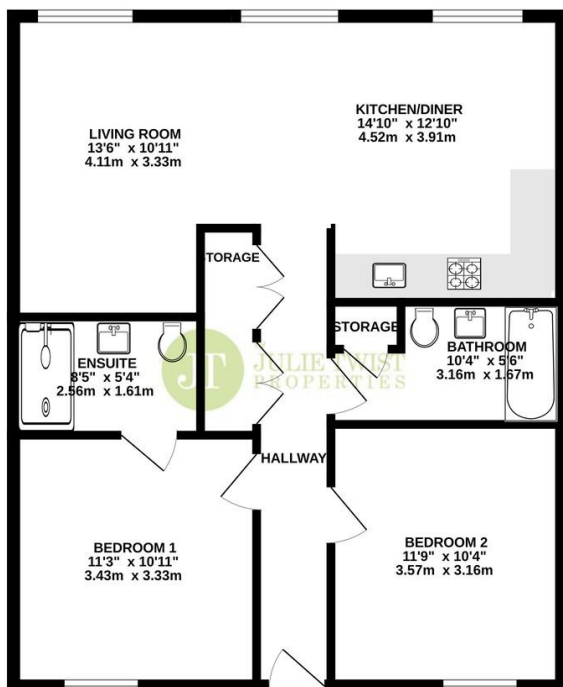
Accessed via the hallway, a three piece bathroom comprising bath with shower attachment over, WC, sink with mixer tap, partially tiled walls, tiled flooring, heated towel rail, extractor, wall lighting and access to storage cupboard housing the boiler.

COMMUNAL GARDEN

This property benefits from a residents garden in the heart of the development, alongside a communal BBQ area and also communal firepits.



SECOND FLOOR
739 sq.ft. (68.7 sq.m.) approx.



TOTAL FLOOR AREA: 739 sq.ft. (68.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans 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.
Made with Metropix ©2024

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		
38-54	E	54 E	54 E
21-38	F		