



Emery Warehouse, Britannia Mills, Castlefield - Offers Over £350,000

Julie Twist Properties are delighted to present this stunning penthouse apartment in Emery Warehouse, Britannia Mills. The property occupies a corner position on the 3rd floor, showcasing beautiful large feature windows with double-aspect views of the courtyard and over 18ft high ceilings. The living spaces are filled with stunning original features including exposed red brick and cast-iron columns.

Emery Warehouse in Britannia Mills is a conversion of a former 19th Century Mill building which produced sand and emery paper, in which Julie Twist Properties assisted in the original sales for Urban Splash and it comprises of six Victorian Mill buildings with a canal side location. It benefits from landscape gardens, a communal gym, onsite parking and bike storage.

- Penthouse Apartment
- Large Secure Allocated Parking Space
- Corner Position
- Original Features Throughout
- Warehouse Conversion
- Two Generous Double Bedrooms
- Castlefield Location
- Short Walk to Deansgate



DESCRIPTION

On entering the property it has a bright and airy entrance hallway, with large windows which leads to the huge open plan living, kitchen and dining area. The kitchen has been refurbished and has integrated appliances, including a brand new dishwasher. There is also a generous sized double bedroom, main three-piece bathroom suite and two storage cupboards, one of which has a brand new boiler installed. There is also brand new energy efficient heaters throughout.

On the upper level there is a large mezzanine which looks onto the living area below, creating the perfect space for a study, snug or dressing room! This leads to the main bedroom area which also has an ensuite wet room.

Britannia Mills is located right on the canal and a scenic walk along the canal will take you only ten minutes to reach Deansgate and the rest of Manchester City Centre. Castlefield itself offers an array of bars, restaurants, cafes and convenience stores. Cornbrook Metrolink is only a few minutes' walk away offering easy access to Manchester Airport, Altrincham, Chorlton, Didsbury, city centre and lots more.

GENERAL

Rental Yield: 5.31% (based on a rental estimate of £1550pcm)
 Service Charge: £2388 per annum (includes building insurance)
 Ground Rent: £100 per annum
 Lease: 999 years remaining from 1 January 1999
 Square Footage: 1062 sq.ft / 98.7 sq.m
 Council Tax Band: E
 Management Company: Britannia Mills Management Company

HALLWAY

Newly fitted wooden effect flooring throughout, wall lights, access to two storage cupboards, one housing a brand new boiler and one with plumbing and space for a washing machine.

LIVING AREA

Large double glazed windows with dual-aspect views into the central courtyard, wooden effect flooring, wall mounted heaters, phone/TV point, intercom entry system and ceiling lights. There is plenty of space for a large dining table.

KITCHEN

Open plan to the living area, the kitchen is newly fitted and comprises wall and base units, integrated dishwasher, built-in oven with four ring hob and extractor over, stainless steel sink with mixer tap and drainer, wooden effect flooring and spotlights.

MAIN BATHROOM

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

BEDROOM

Double glazed floor to ceiling windows into entrance hallway, carpeted flooring, wall mounted heater and wall lights.

MEZZANINE LEVEL

A large open space overlooking the living area, which would be perfect as a home office, snug room or dressing area. There is a built in clothing rail with spotlights above, additional wall lights and wooden flooring.

BEDROOM 2

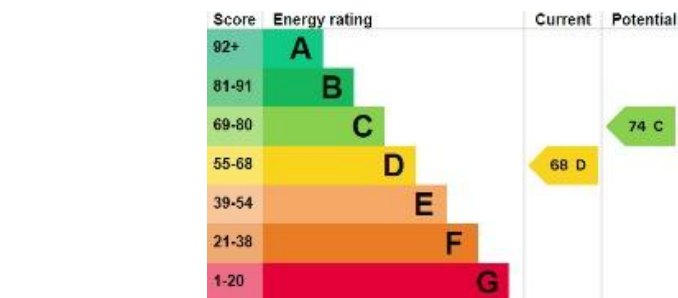
Floor to ceiling double glazed windows, wooden flooring and wall lights.

WET ROOM

Accessed via the mezzanine level, the wet room comprises of a shower, WC, sink with mixer tap, tiled walls, concrete flooring, extractor and wall lights.

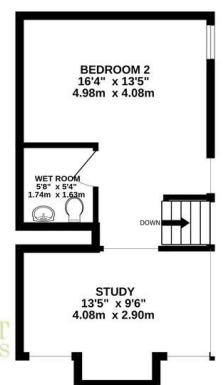
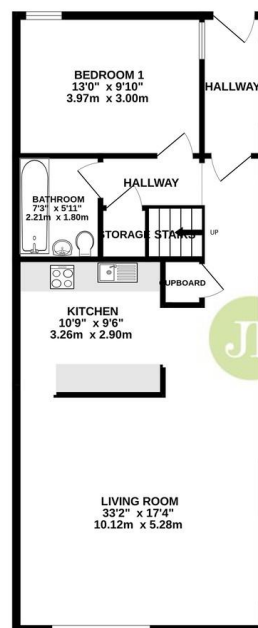
OTHER

This property benefits from a secure, allocated parking space. Residents also have access to a communal courtyard with seating, an onsite gym and bike storage.



THIRD FLOOR
745 sq.ft. (69.2 sq.m.) approx.

UPPER FLOOR
322 sq.ft. (30.0 sq.m.) approx.



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.