



Apt 316 Crusader Mill, Chapelton Street, Piccadilly East, Manchester, M1 2EX

Live in a 200-year-old mill
Exposed brick, timber beams and huge window
2 bed, 2 bath
Engineered oak floors
962 sq ft
Fifth floor
Lush residents' garden with BBQs & firepits
Owner occupier community – no investors allowed!

Price £400,000

Viewing arrangements

Viewing strictly by appointment through the agent
245 Deansgate, Manchester, M3 4EN 0161 833 9499 opt 3

Entrance Hallway

Engineered oak wooden flooring. Spotlights. Staircase leading to upper floor with glass banister.

Bedroom One

11'10" x 9'1"

Engineered oak wooden flooring. Wall light. Wall mounted electric heater. Access to ensuite.

En-suite

Tiled shower room with floating sink with mixer tap, low level W/C, double shower with rainhead shower. Heated towel rail. Vanity cupboard housing shaver point. Window.

Bedroom Two

15'1" x 9'10"

Engineered oak wooden flooring. Wall light. Wall mounted electric heater.

Bathroom

Tiled bathroom with floating sink with mixer tap, low level W/C, double shower with rainhead shower. Heated towel rail. Vanity cupboard housing shaver point. Airing cupboard housing washer dryer.

Living Room/Dining/Kitchen

31'11" x 17'4"

Range of base units with worktop over. Integrated CDA fridge and freezer, Bosch dishwasher, Bosch cooker with

induction hob and extractor over. Blanco stainless steel sink with chrome mixer tap. Under cupboard lighting. TV/Telephone point. Wall mounted electric heater. Engineered oak wooden flooring. Wooden beams. Exposed brickwork.

Externally

Communal lifts to all floors. Concierge. Courtyard with BBQ/bluetooth speaker/wifi.

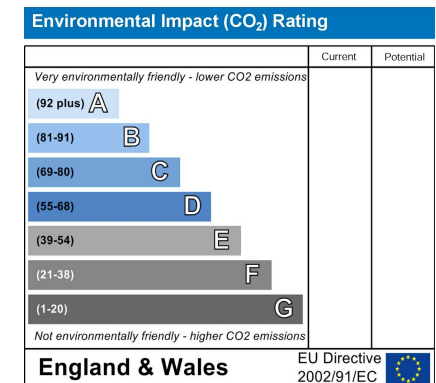
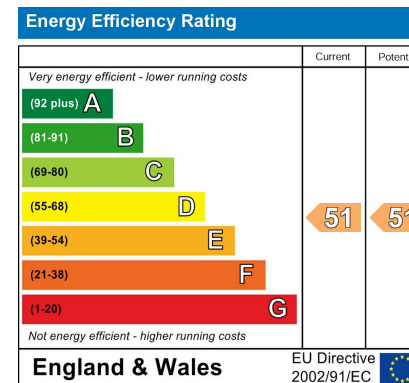
Additional Information

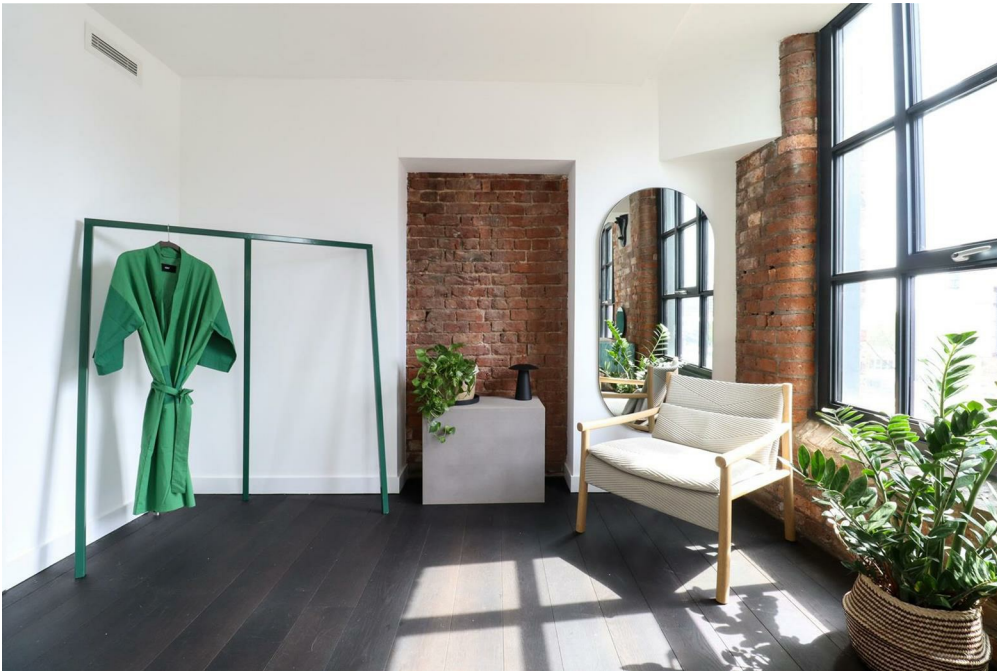
Service charges - £3.42 per sq ft

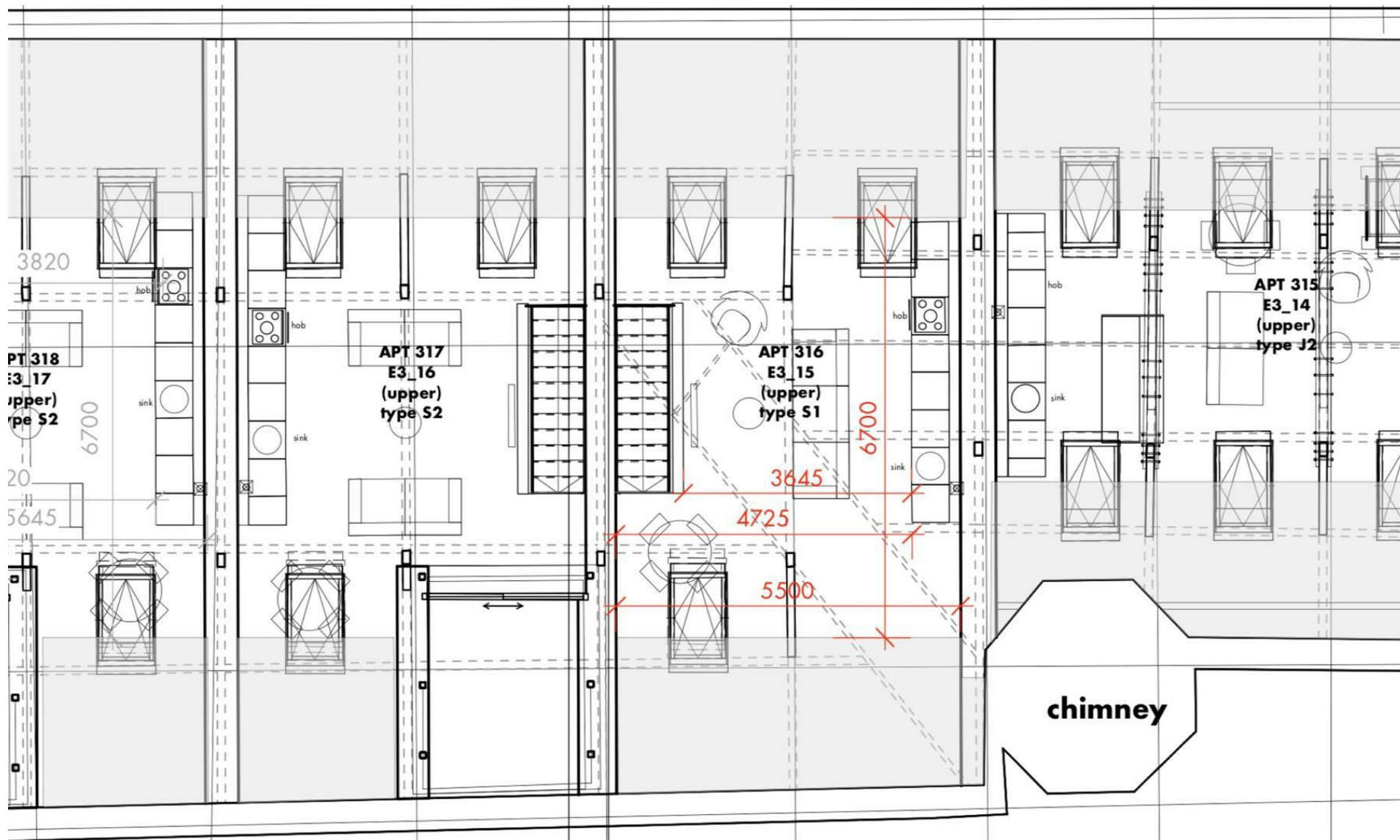
Ground rent - None payable

Lease is 250 years from 2015

Council Tax Band - D







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Offices at: Chorlton, Didsbury, Disley, Hale, Glossop, Macclesfield, Manchester Deansgate, Manchester Whitworth Street, New Mills, Sale, Wilmslow and Withington

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