



# Apt 42 Britannia Mills, Hulme Hall Road, Castlefield, Manchester, M15 4LA

An absolutely stunning loft style apartment on the ground floor of this popular gated conversion development in Castlefield. This fantastic duplex property features an entrance hallway, huge warehouse style double height living/dining area with bi-folding doors leading to terrace, kitchen area, master bedroom with en-suite shower room, fitted wardrobes, and space perfect for home office/study, bathroom with shower over the bath and second double bedroom upstairs with fitted wardrobes. Immaculate throughout. On-site gymnasium and managing agent. Secure gated parking (located directly outside of the flat door). Council Tax Band E. EWS1 in place. NO ONWARD CHAIN.

## Offers In Excess Of £340,000

### Viewing arrangements

Viewing strictly by appointment through the agent

245 Deansgate, Manchester, M3 4EN 0161 833 9499 opt 3

### Living Room

21'5" x 14'6"

Laminate flooring. Wall mounted heater. Bifolding doors leading to terrace. Ceiling lights. TV and telephone point.

### Kitchen

9'10" x 7'9"

Range of wall and base units with complimentary worktops. Freestanding fridge/freezer and dishwasher. Cooker with hob and extractor. Spotlights.

### Bedroom One

20'4" x 9'10"

Wooden flooring. Fitted wardrobe. 2 x storage cupboards, one housing washing machine. Access to shower room. Wall lights.

### En-suite Shower

Fully tiled shower room. Large shower cubical with rain head attachment. Spotlight.

### Bedroom Two

16'4" x 12'2"

Wooden flooring. Fitted wardrobes. Wall lights.

### Bathroom

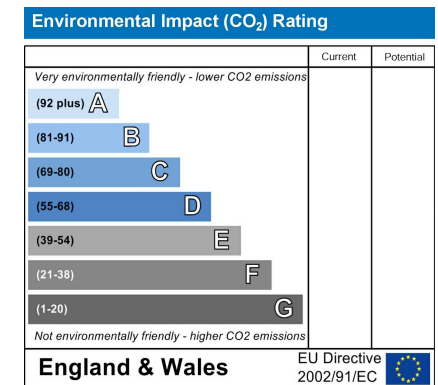
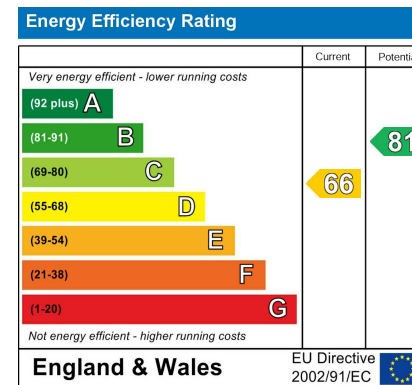
Bath with mixer shower over. Sink with mixer tap. Low level W/C. Spotlights.

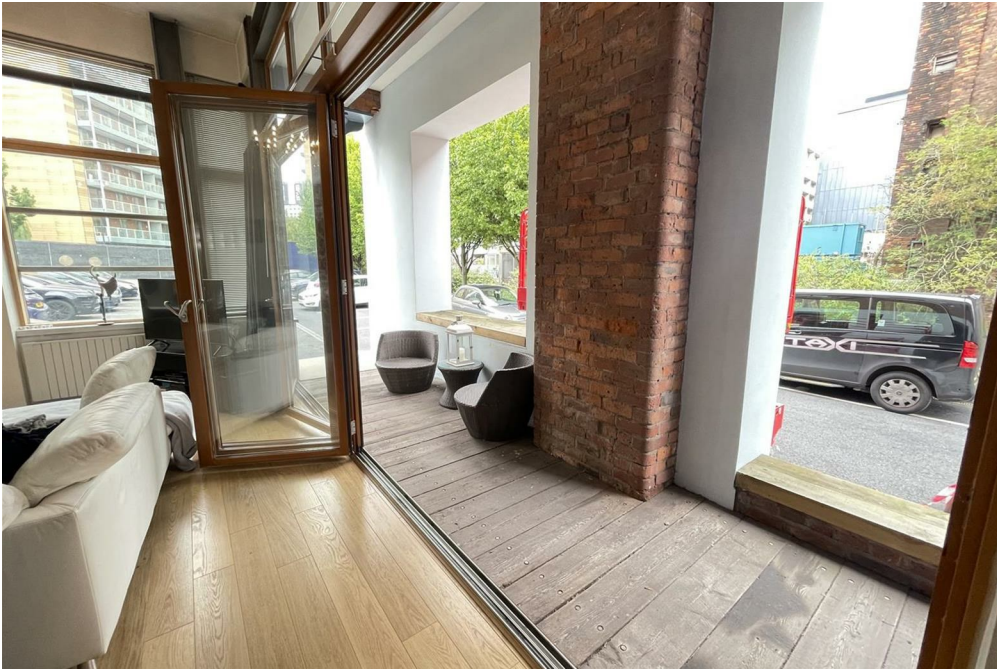
### Externally

Secure allocated parking space. Residents gym.

### Additional Information

Service charges - £209 per month  
 Lease - 999 years from 1 January 1999  
 Ground rent - Peppercorn  
 Council Tax Band E





GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only  
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