



CAPITAL & CENTRAL

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Ashley

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# Apt 214 Crusader Mill, Piccadilly East, Chapelton Street, Manchester, M1 2EW

Welcome to this charming apartment located in the heart of Manchester at Crusader Mill on Chapelton Street. This delightful property boasts a reception room, a cosy bedroom, and a modern shower room, making it the perfect home for a young professional or a couple looking to reside in a vibrant urban setting.

Situated on the second floor of a historic mill conversion, this apartment features dual aspect windows that flood the space with natural light, creating a bright and airy atmosphere. The unique character of the mill conversion adds a touch of history and charm to the property, making it a truly special place to call home.

One of the standout features of this property is the sense of community it offers. With communal facilities such as a concierge service to assist with your needs, a BBQ area for social gatherings with Bluetooth speakers in the courtyard for outdoor entertainment, you'll have plenty of opportunities to connect with your neighbours and enjoy a sense of belonging.

## Price £250,000

### Viewing arrangements

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

### Kitchen

9'11" x 6'7"

Range of wall and base units with quartz white worktop over. Integrated CDA fridge/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.

### Living Room

17'10" x 9'9"

TV/Telephone point. Wall mounted electric heater. Engineered oak wooden flooring. Wooden beams. Exposed brickwork.

### Bedroom

16'11" x 10'1"

TV point. Wall mounted electric heater. Engineered oak wooden flooring. Wall lights.

### Shower Room

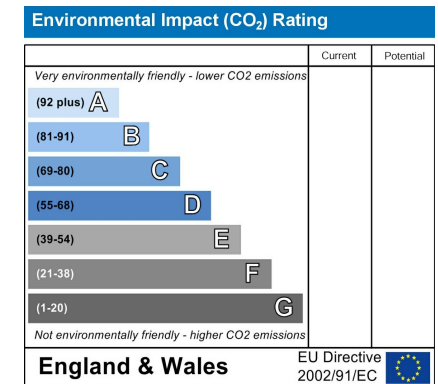
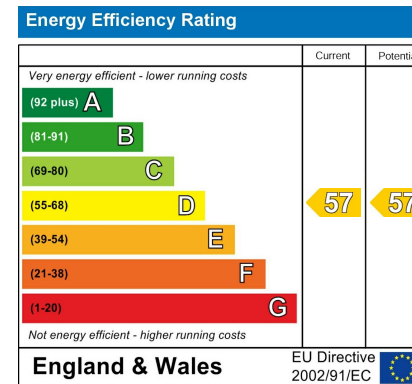
Accessed via the hallway, a three piece bathroom comprising large shower, WC, sink with mixer tap, partially tiled wall and tiled flooring, heated towel rail, extractor and wall lighting.

### Externally

Concierge. BBQ area with bluetooth speakers. Lifts to all floors. Bike storage.

### Additional Information

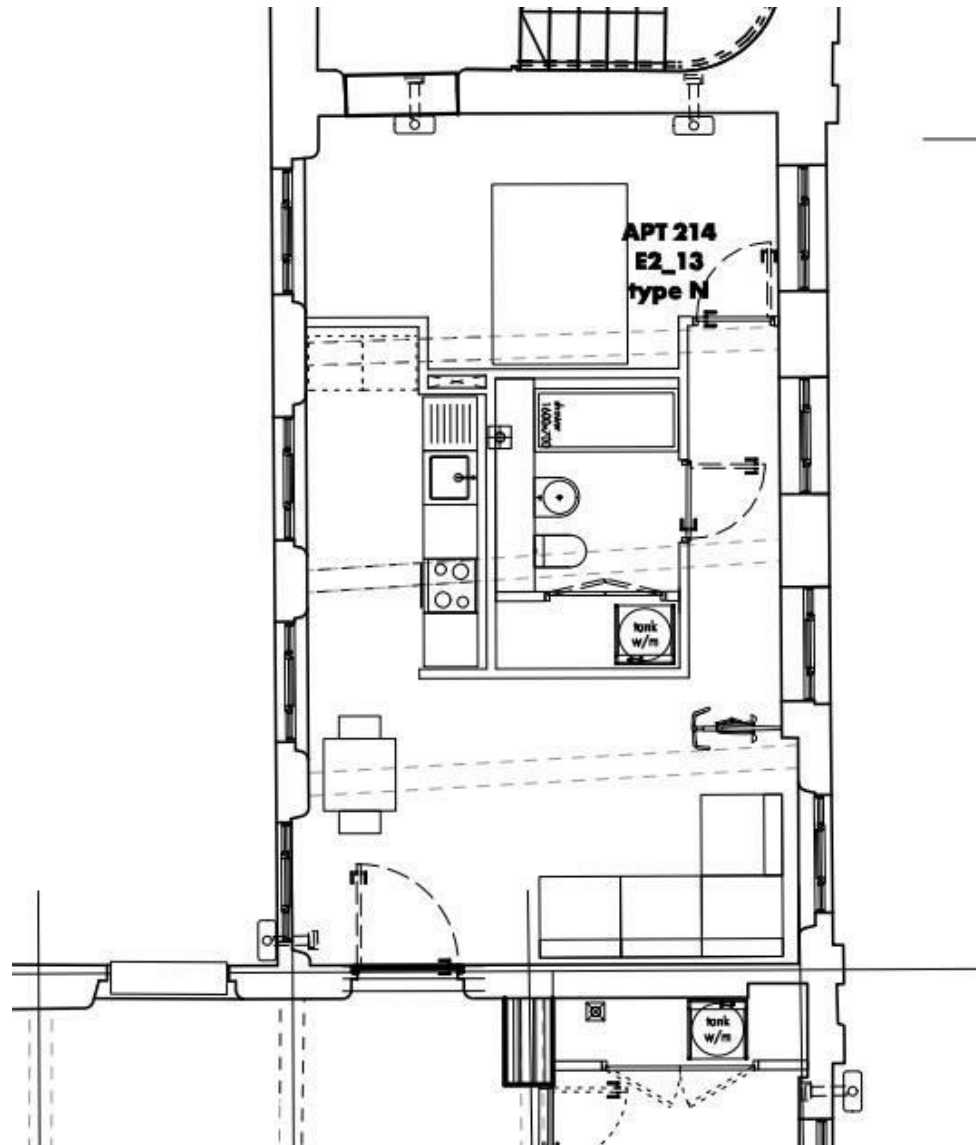
Service Charge: Approx £1850 per annum  
 Ground Rent: N/A  
 Lease: 250 years from 2015  
 Council Tax Band: C  
 Management Company: Zenith











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