



Grass
The Tin Drum



Apt 12 Crusader, Chapelton Street, Piccadilly East, Manchester, M1 2EW

Jordan Fishwick are pleased to present an awesome ground floor corner two bed apartment in Crusader Mill. This larger than average apartment has beautiful high ceilings, huge windows, and exposed brick, bespoke fitted wardrobes, and timber beams. Crusader is an incredible 200-year-old mill that has been restored into loft apartments by Capital & Centric. It's for people who value texture, space and want to live somewhere that's not just a white box. Lush private gardens sit at the heart of mill, with WiFi, gas-fed BBQs and fire pits. Crusader is a real community where you know your neighbours and where no investors are allowed. There is 24/7 concierge and lifts to all floors. It is also pet friendly, so your furry family members are welcome too. Set in the mix of Manchester's emerging Piccadilly East neighbourhood, Crusader is minutes from the bars & cafés of Ancoats and Northern Quarter and less than a five-minute walk to Piccadilly Station. The flat also benefits from being fully alarmed.

Price £370,000

Viewing arrangements

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

Entrance Hall

Engineered oak wooden flooring. Spotlights.

Open Plan Kitchen/Living Room

27'1" x 20'5"

Range of wall and base units and kitchen island 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.

Bedroom One

10'11" x 10'4"

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

Ensuite

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

11'10" x 10'11"

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

Bathroom

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

Externally

Lifts to all floors. 24 hour concierge. Communal gardens with BBQ area.

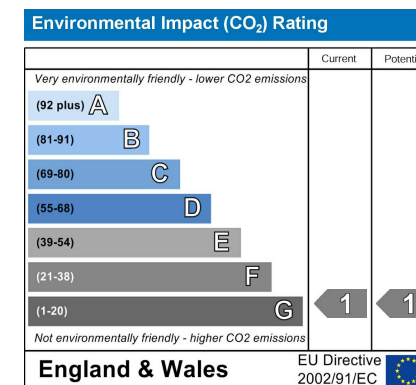
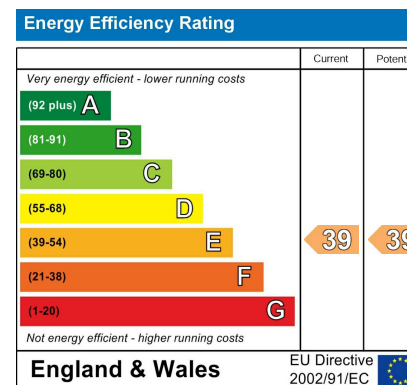
Additional Information

Lease - 250 years from 2015

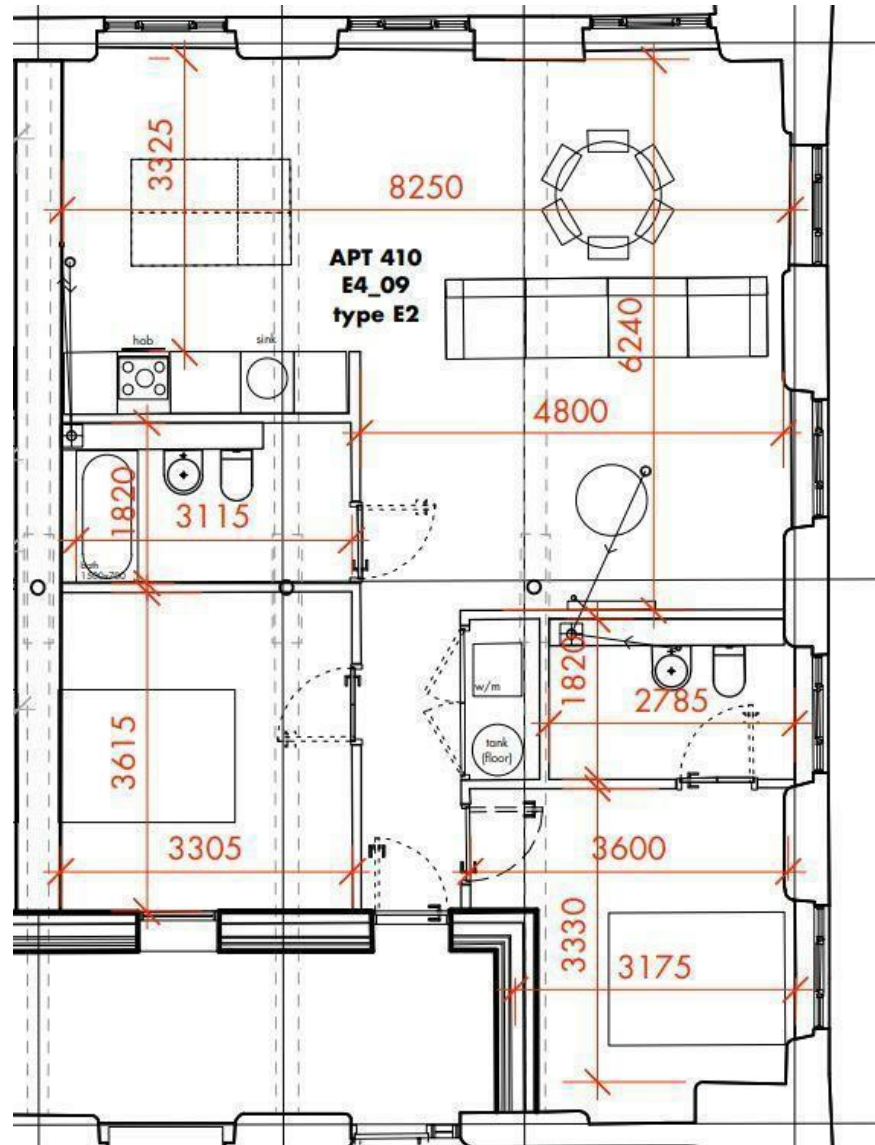
Ground rent - £448 per annum

Service charge - £3784.96 per annum includes 24 hour concierge, maintenance of communal areas, contribution to sinking fund, buildings insurance, window cleaning.

Managing agents - Zenith







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