



Flat 321 Crusader Mill, East Piccadilly, Manchester, M1 2EX

Jordan Fishwick are pleased to offer for sale this stunning TWO BEDROOM duplex penthouse in Crusader Mill, a stunning conversion by Capital and Centric. The apartment has an abundance of character features including exposed brickwork and original wooden beams. The apartment briefly comprises of: large entrance hallway, two double bedrooms, master with en-suite shower room, and a main bathroom. To the upper floor, you will find an open plan/kitchen diner with velux windows. The development has a stunning inner courtyard with BBQ, Bluetooth speakers, concierge. No expense has been spared on this beautiful penthouse, so we urge you to view now, whilst you still can. NO ONWARD CHAIN. NO GROUND RENT PAYABLE.

Although the property doesn't have an allocated parking space, the current owners rent a space in the gated development opposite, the cost of which would be £95 per month

Price £380,000

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. Staircase.
Cupboard housing washing machine and water tank.

Bedroom One

11'9" x 11'0"

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, shower with rainhead shower. Heated towel rail. Vanity cupboard housing shaver point.

Bedroom Two

12'0" x 8'4"

Engineered oak wooden flooring. Wall light. Wall mounted electric heater. Understairs storage cupboard, ideal for wardrobe.

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.

Living Room/Kitchen

17'10" x 14'6"

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.

Externally

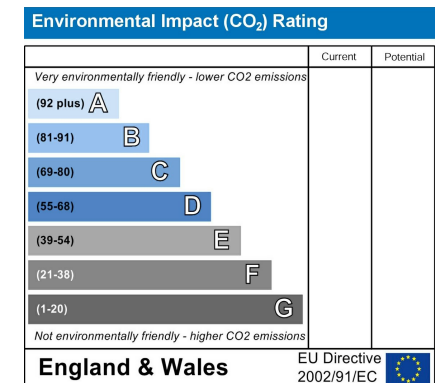
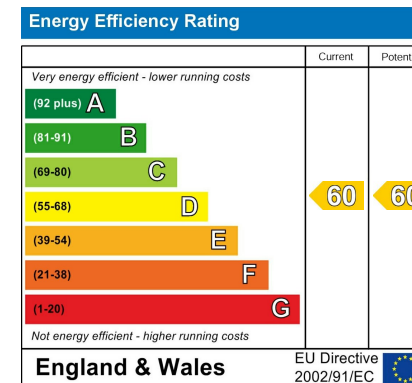
Private south facing sun terrace. Communal lifts to all floors. Concierge. Courtyard with BBQ.

Additional Information

Service charges - £2120 per annum

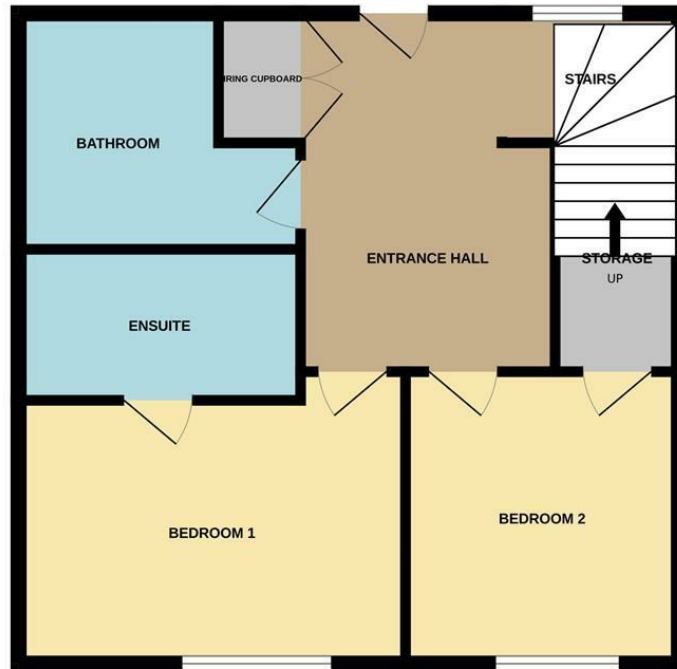
Ground rent - Peppercorn

Lease is 250 years from 2015





LOWER FLOOR



UPPER FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
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