



Apt 13 Britannia Mill, Hulme Hall Road, Manchester, M15 4LA

Welcome to this charming, larger than average one-bedroom duplex apartment located on the top floor of the desirable Britannia Mills in Castlefield. This property offers a unique loft-style living experience, perfect for those seeking a modern interior whilst still enjoying the character features like exposed brickworks and steel beams. As you enter, you will find a spacious reception room that provides a warm and inviting atmosphere, ideal for both relaxation and entertaining. The well-designed layout maximises space and light, creating a comfortable living environment. The bedroom is thoughtfully positioned upstairs to ensure privacy and tranquillity, making it a perfect retreat after a long day. The property boasts a newly fitted contemporary bathroom, equipped with modern fixtures and fittings, ensuring convenience and comfort. One of the standout features of this home is the private balcony, where you can enjoy your morning coffee or unwind in the evening while taking in the views. Additionally, this property comes with the added benefit of parking, a rare find in urban living, making it easy for you to come and go as you please. With no onward chain, you can move in without delay and start enjoying your new home right away. This duplex apartment is not just a place to live; it is a lifestyle choice, offering a blend of modern living in a vibrant area. Whether you are a first-time buyer or looking to downsize, this property is sure to impress. Don't miss the opportunity to make this delightful home your own.

Price £300,000

Viewing arrangements

Viewing strictly by appointment through the agent

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

Living Room/Kitchen

26'2" x 26'2"

Range of wall and base units with complimentary worktops over. Sink with mixer tap. Cooker with hob and extractor over. Freestanding fridge/freezer and dishwasher. Tiled floor and spotlights to kitchen area. Wooden flooring, wall and ceiling lights in living space. TV and telephone point. Access to balcony.

Bedroom

19'8" x 14'9"

Wooden flooring. Wall lights. Wardrobe space. Cupboard. Raised deck perfect for kingsize bed.

Bathroom

Newly fitted bathroom suite. Low level W/C. Shower with rainhead shower. Bath with mixer tap. Sink with mixer tap. Spotlights.

Externally

Private balcony. Secure parking space included. Communal courtyard. Stairs to all floors.

Additional Information

Lease- 999 years from 1 January 1999

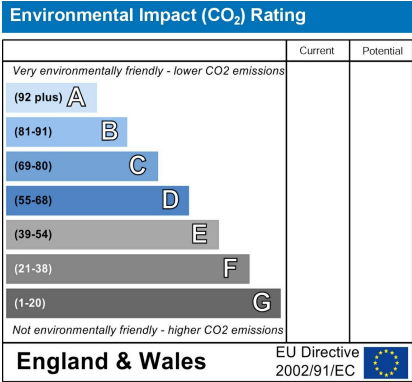
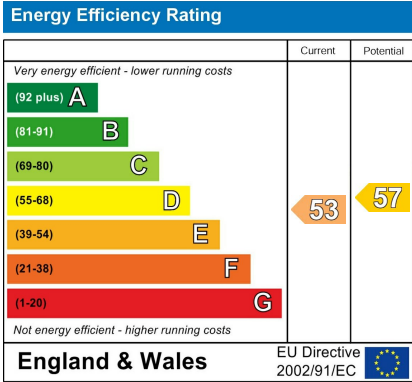
Service charge £1,656.12 per year

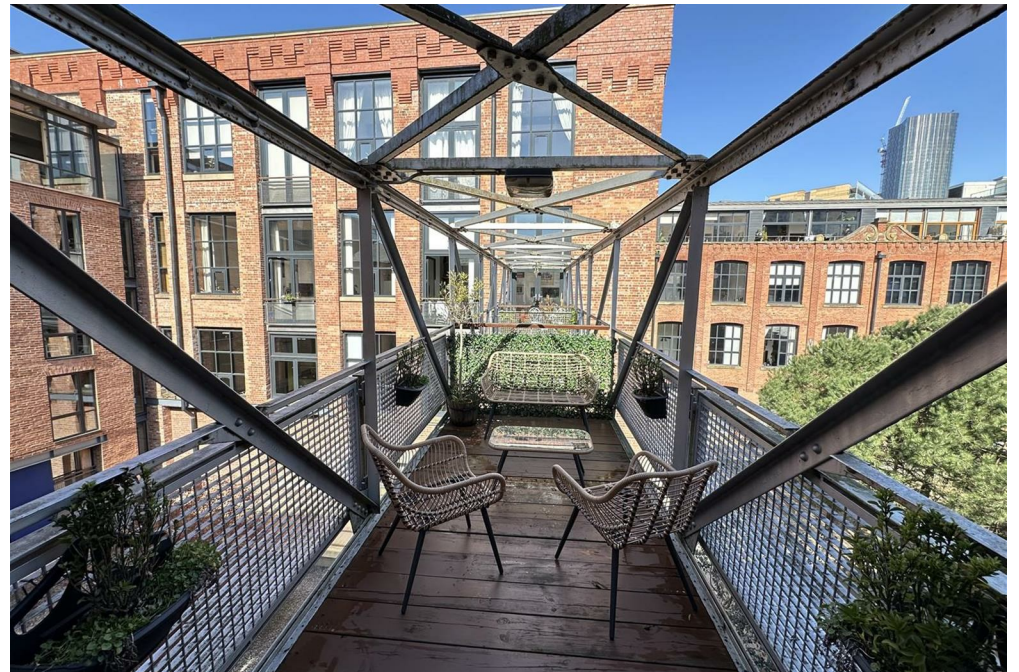
Car park charge £100 per year

Ground Rent A grain of sand

Sinking fund contribution on sale of the property of 0.25% of

the sale price x how many years its been owned.
Management company Britannia Mills Management Limited

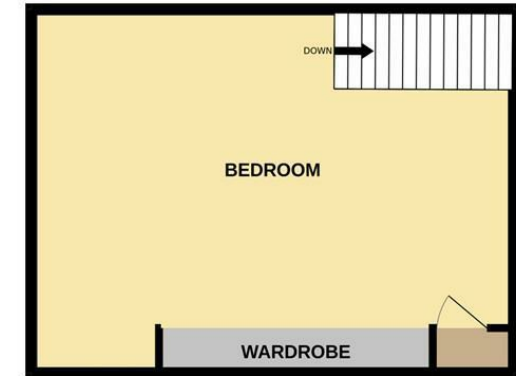




LOWER FLOOR



UPPER FLOOR



TOTAL FLOOR AREA : 890sq.ft. (82.7 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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