



Apt 111 Crusader Mill, 70 Chapeltown Street, Piccadilly East, Manchester, M1 2EW

Nestled in the vibrant area of Piccadilly East, this charming apartment at Crusader Mill offers a unique blend of modern living and historical character. Spanning an impressive 807 square feet, this first-floor residence features two well-proportioned bedrooms and a stylish bathroom, making it an ideal choice for professionals or small families seeking comfort and convenience. As you enter the apartment, you are greeted by a spacious reception room that boasts large picture windows, allowing natural light to flood the space and create a warm, inviting atmosphere. The exposed brickwork adds a touch of industrial elegance, enhancing the overall aesthetic and providing a sense of history to the home.

The layout is thoughtfully designed, ensuring that each area flows seamlessly into the next, perfect for both relaxation and entertaining. The bedrooms are generously sized, while the en-suite and bathroom are fitted with modern fixtures, ensuring a luxurious experience.

Located on Chapeltown Street, this property is ideally situated to take advantage of the vibrant local amenities, including shops, restaurants, and transport links, making it easy to explore all that the city has to offer.

This apartment at Crusader Mill is not just a place to live; it is a lifestyle choice that combines comfort, style, and convenience in one of Manchester's most sought-after locations. Do not miss the opportunity to make this exceptional property your new home.

Price £360,000

Viewing arrangements

Viewing strictly by appointment through the agent

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

Entrance Hall

The engineered oak wooden flooring leads you direct into the main living room. Useful storage can be found with plumbing for washing machine, shelving and fridge and freezer.

Living/Kitchen

24'10" x 12'11" max 14'1"

This room has three feature windows offer ample natural light. The range of base and wall units with worktop over have Integrated 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. throughout. The living area has wooden beams and feature exposed brickwork to one wall.

Master Bedroom

11'5" x 9'11"

Double glazed window, engineered oak wooden flooring. Wall light. Wall mounted electric heater. Access to en-suite.

En-Suite

4'4" x 7'0"

Tiled shower room with floating sink with mixer tap, low level W/C, double shower with rain head shower. Heated towel rail. Vanity cupboard housing shaver point. Fitted mirror.

Bedroom Two

12'0" x 10'9"

Double glazed window, engineered oak wooden flooring. Wall light. Wall mounted electric heater.

Bathroom

10'2" x 4'11"

Tiled bathroom with floating sink with mixer tap, low level W/C, double shower with rain head shower. Heated towel rail. Vanity cupboard housing shaver point. Fitted mirror. Storage cupboard housing water tank.

Externally

Communal lifts to all floors. Concierge. Courtyard with BBQ/bluetooth speaker/wifi.

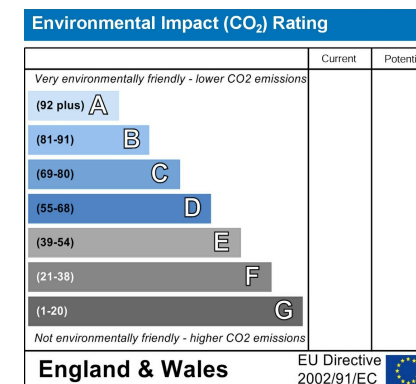
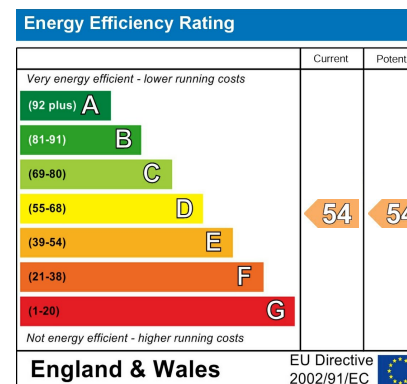
Additional Information

Service charges -£3341.95p pa

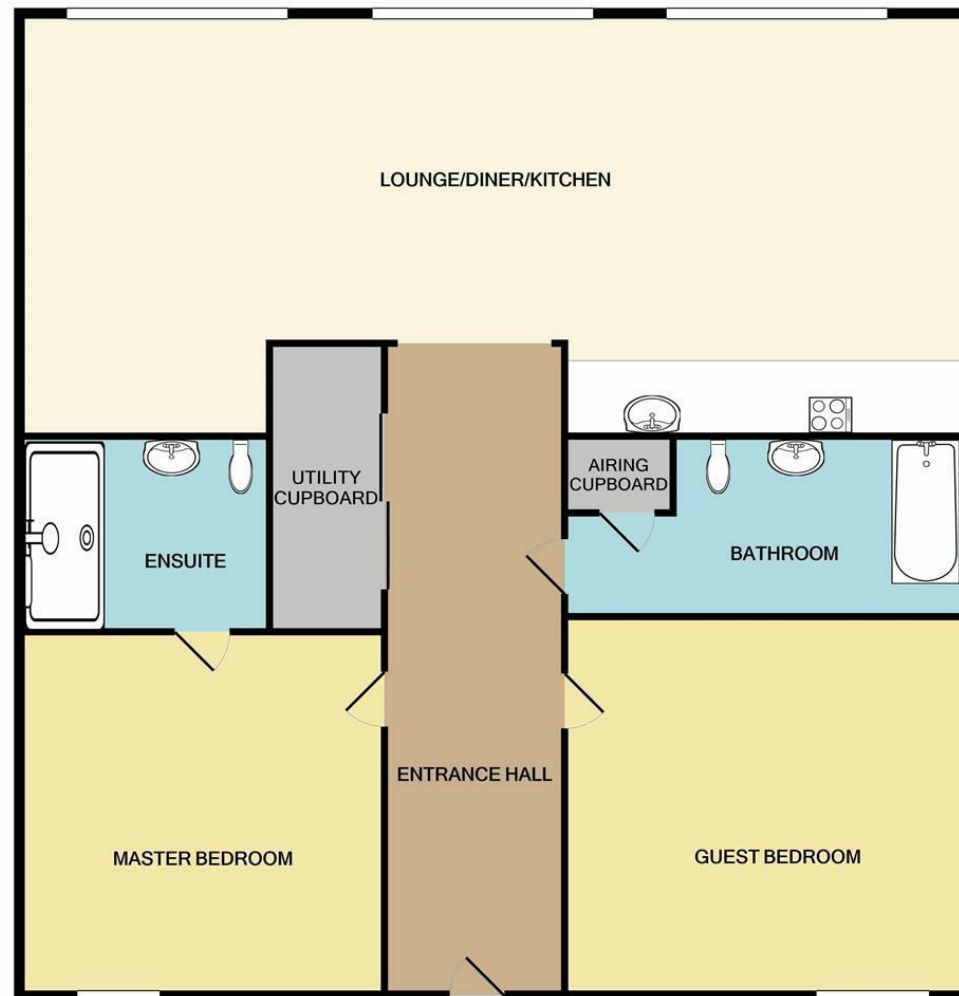
Ground rent - £448 per annum Review every 5 years

Lease is 250 years from 2015

Council Tax Band - E







Measurements are approximate. Not to scale. Illustrative purposes only
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