



# Apt 16 Crusader Mill, Chapeltown Street, Piccadilly East, Manchester, M1 2EW

Exclusive mill conversion in Piccadilly East, a short walk to Manchester Piccadilly Station and Manchester's vibrant Northern Quarter. Set to be one of the city's most talked about developments, & finished to the highest standard around. This Ground floor apartment has a large entrance hallway which opens up to large open plan living area which is flooded with light and character. Two large windows, exposed brickwork and beams, giving it a real loft feel. There is a high specification kitchen with Bosch oven, integrated dishwasher and fridge freezer. The bedroom is well proportioned, with a floor to ceiling window which looks out onto the communal hallways. Large bathroom with stylish black tiles, backlit de-misting mirror and waterfall mixer shower. The hallway also offers a large storage cupboard. No Parking. Hyperoptic enabled, communal landscape gardens with fire pit & BBQ for residents to use! Zero Ground Rent

## Price £229,950

### **Viewing arrangements**

**Viewing strictly by appointment through the agent**

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

### **Entrance Hallway**

Engineered oak wooden flooring. Storage cupboard.

### **Living Room/Kitchen**

25'4" x 11'8"

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.

Wooden beams. Exposed brickwork. TV/Telephone point.

Engineered oak wooden flooring.

### **Bedroom**

12'3" x 10'3"

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

### **Bathroom**

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: £2496 per annum

Ground Rent: Peppercorn.

Lease: 250 years from 2015

Council Tax Band: C

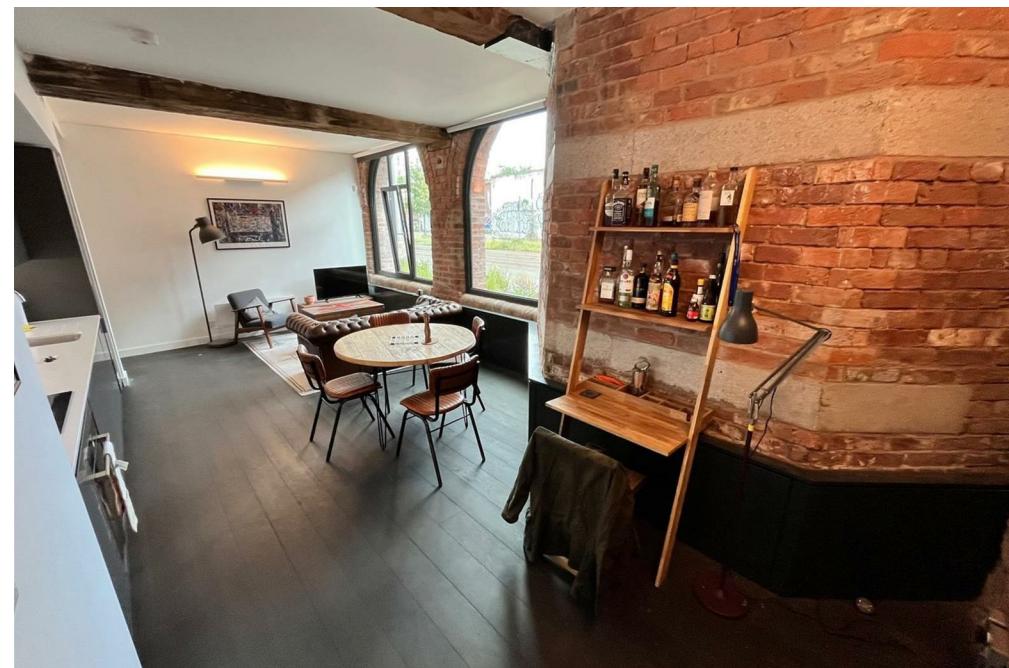
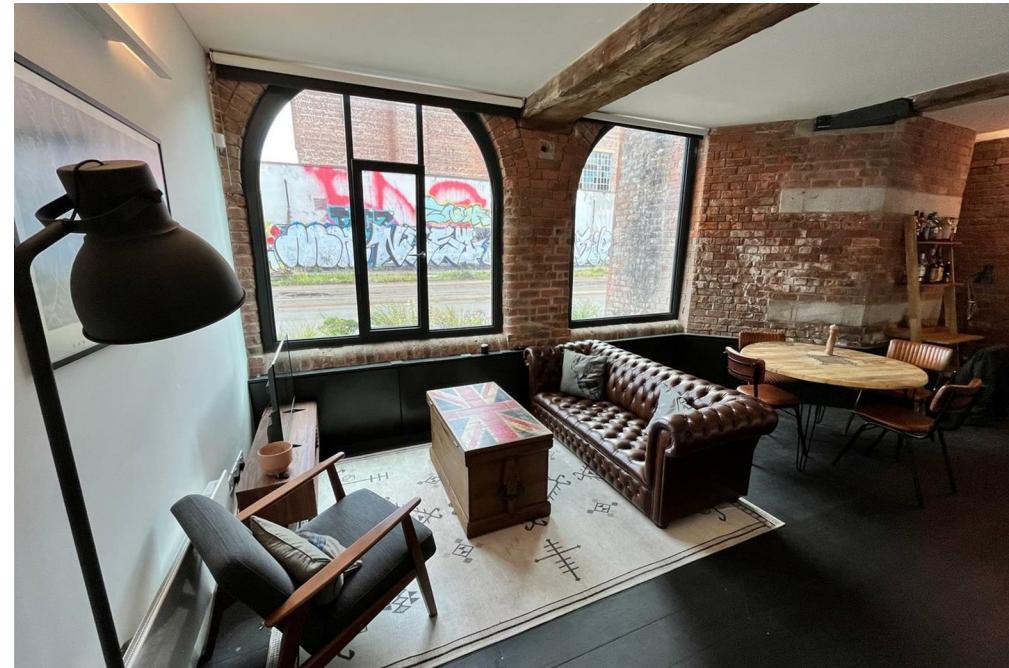
Management Company: Zenith

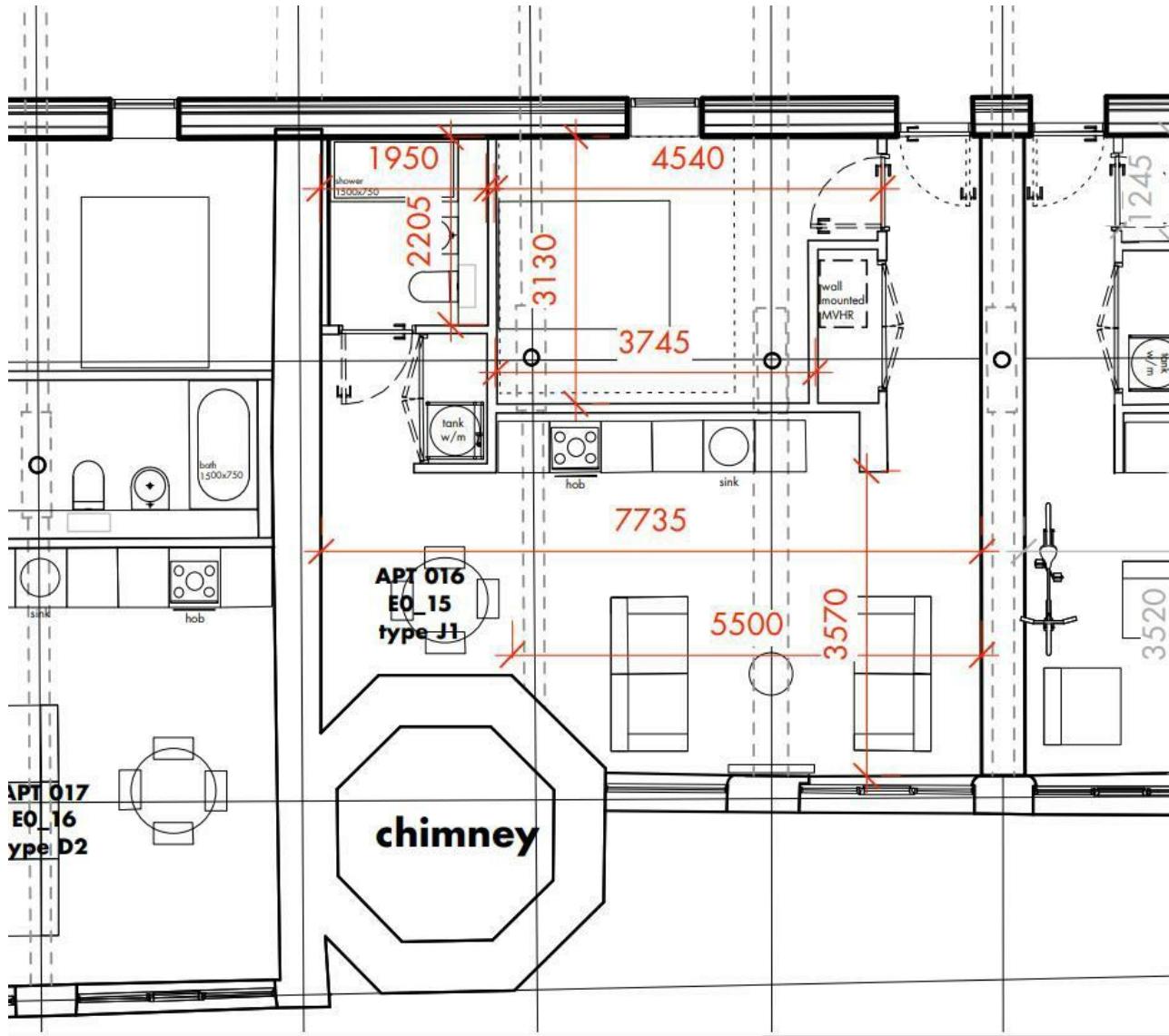
## Agents Note

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| Energy Efficiency Rating                           |                         |   |
|--|-------------------------|---|
|  | Current                 | Potential   |
| <i>Very energy efficient - lower running costs</i> |                         |   |
| (92 plus) A  |                         |   |
| (81-91) B  |                         |   |
| (69-80) C  |                         |   |
| (55-68) D  |                         |   |
| (39-54) E  |                         |   |
| (21-38) F  |                         |   |
| (1-20) G   |                         |   |
| <i>Not energy efficient - higher running costs</i> |                         |   |
| England & Wales                                    | EU Directive 2002/91/EC |  |

| Environmental Impact (CO <sub>2</sub> ) Rating                        |                         |   |
|---|-------------------------|---|
|   | Current                 | Potential   |
| <i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i> |                         |   |
| (92 plus) A   |                         |   |
| (81-91) B   |                         |   |
| (69-80) C   |                         |   |
| (55-68) D   |                         |   |
| (39-54) E   |                         |   |
| (21-38) F   |                         |   |
| (1-20) G  |                         |   |
| <i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i> |                         |   |
| England & Wales   | EU Directive 2002/91/EC |  |





These particulars are believed to be accurate but they are not guaranteed and do not form a contract. Neither Jordan Fishwick nor the vendor or lessor accept any responsibility in respect of these particulars, which are not intended to be statements or representations of fact and any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Any floorplans on this brochure are for illustrative purposes only and are not necessarily to scale.

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