

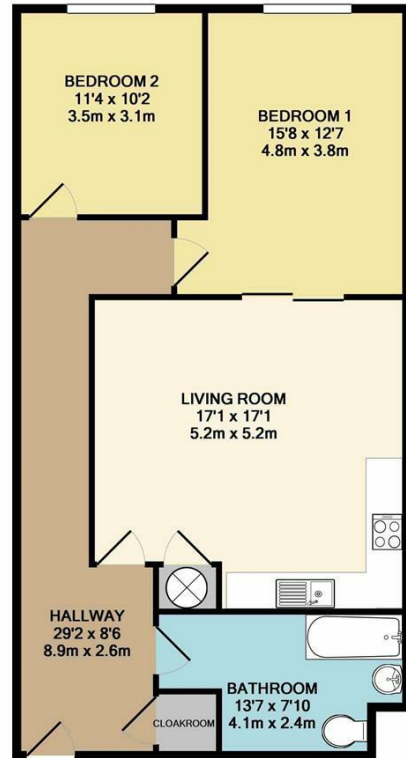


408 VICTORIA MILL 10 LOWER VICKERS STREET GREATER MANCHESTER, M40 7LL

£1,250 PCM

Victoria Mill is a Grade II* listed nineteenth century cotton spinning mill, built alongside the Rochdale Canal. This beautiful building has been restored to create a tasteful living environment whilst that retains the buildings original charm. The staircase curls up through the chimney which makes for a grand entrance and the flat itself has been renovated to high standards; carpeted throughout, with spacious well thought out rooms. The property is fully-furnished and the large windows afford the apartment plenty of light. The property further benefits from an ample number of parking spaces around the Mill and the Northern Quarter is just a canal walk away. Available 23rd July 2025.

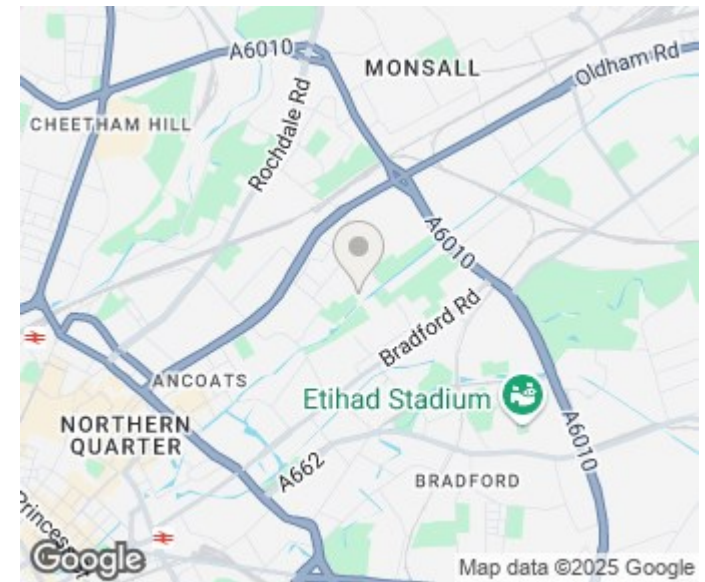
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TOTAL APPROX. FLOOR AREA 851 SQ.FT. (79.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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