

Lawrence Copeland  
town & city centre



FOR SALE

Apartment 501 OS Royal Mills, 2 Cotton Street, Ancoats, Manchester M4 5BW

PRICE: £270,000

**EWS1 Certified, B1 rating.** This beautifully presented, 5<sup>th</sup> floor apartment is located in the prestigious Royal Mills Grade 2 listed development of apartments, fronting onto the Rochdale Canal. Lots of character with original features and including one designated parking space. Fantastic location in Ancoats close to the vibrant Northern Quarter, local amenities, bars, restaurants, coffee shops and within a quarter of a mile of Piccadilly Station. The development provides 24 hour concierge, an impressive central communal atrium and communal lift. Fantastic apartment of approximately 688 sq ft (64 sq m) and likely to appeal to owner occupier or property investor with a rental potential of £1,350 to £1,400 pcm.

## ACCOMMODATION

**Reception Entrance Hall** with herringbone light oak flooring, vaulted ceiling and steel beam work, utility store with plumbing facilities and central heating boiler system.

**Magnificent Lounge/Dining Room/Kitchen** measuring 24 ft 9 (7.54m) x 17 ft 6 (5.33m) with two feature double glazed windows, original feature steel pillars and beams and vaulted ceiling.

**High specification, refurbished Kitchen Area** with fitted units with attractive contemporary grey doors, quartz worktops and sparkling gold finish splashback incorporating a range of wall and base cupboards, integral microwave, integral fridge and freezer, stainless steel sink unit, extractor hood, ceramic hob, electric under oven, herringbone light oak flooring, breakfast bar divider with 3 pendant light fitting above, under pelmet LED lighting, two central heating radiators, vaulted ceiling.

**Substantial Double Bedroom (front)** measuring 12 ft 3 (3.73m) plus wardrobes x 9 ft 7 (2.92m) with feature double glazed window, integral double wardrobe, vaulted ceiling, steel pillar and beam work, radiator.

**Luxurious Bathroom/WC combined (mid)** measuring 7 ft 11 (2.41m) x 6 ft (1.83m) with high specification white Villeroy Boch suite comprising low level WC, wall basin, bath with glazed shower screen and over bath shower, mirrored vanity unit, 3-sectioned mirrored vanity cabinet, part tiled walls, feature pebble tiled floor, concealed lighting.

**Outside**, there is a secure allocated parking space. In addition, there are visitor parking bays available after 5 pm during the week and on Saturdays and Sundays, subject to availability and permit from the concierge. Located within the courtyard atrium are the Ancoats Coffee Company and Stället hair stylists.

### Tenure

We are advised by the vendor the property is believed to be long leasehold for the residue of 150 years from 1<sup>st</sup> January 2004. Depending on the Leasehold /Freehold title any current Ground/Chief Rent, if applicable, together with current service charge details are to be confirmed by the Vendors solicitor (but are available on request from our office at any time).

### Service Charge

There is a service charge payable to the Management Company (currently approximately £850 per quarter). **Note: the property has a central heating system and the heating and hot water costs are included within the service charge.**

**Local Authority** is Manchester City Council  
**Council Tax Band: C**

### Directions

Travelling along Great Ancoats Street in the direction of New Islington, on coming to the traffic light junction with Redhill Street, turn left into Redhill Street where Old Sedgwick Royal Mills can be found on the left hand side. Please note, the post box entrance to this part of the development can be found on Cotton Street but the apartment overlooks the Rochdale Canal on Redhill Street.

**To View** please telephone our office for an appointment.

**Note:** The condition of the system and/or appliances is not known

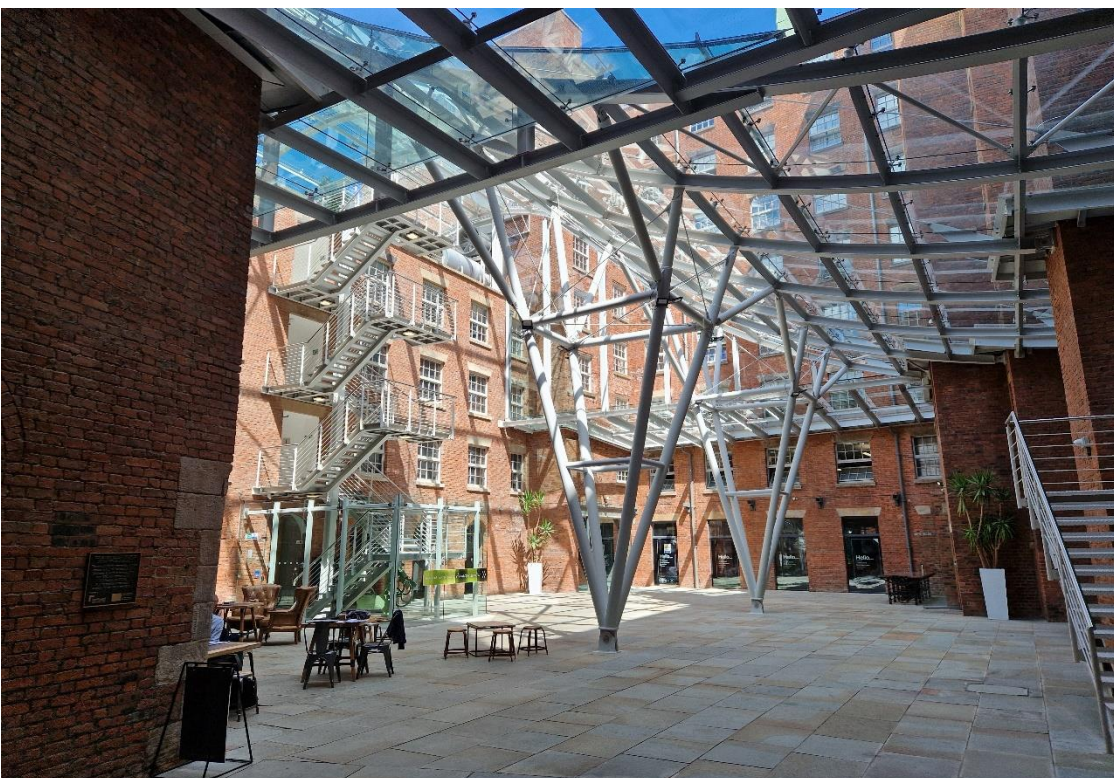
### Fixtures and Fittings

All fixtures and fittings mentioned in these particulars are included in the sale, all others are specifically excluded.

### Photographs

Photographs are reproduced for general information, and it must not be inferred that any item is included for sale with the property.





# ENERGY PERFORMANCE CERTIFICATE

Apartment O S 501 Royal Mills  
2, Cotton Street  
MANCHESTER  
M4 5BW

Energy rating  
**B**

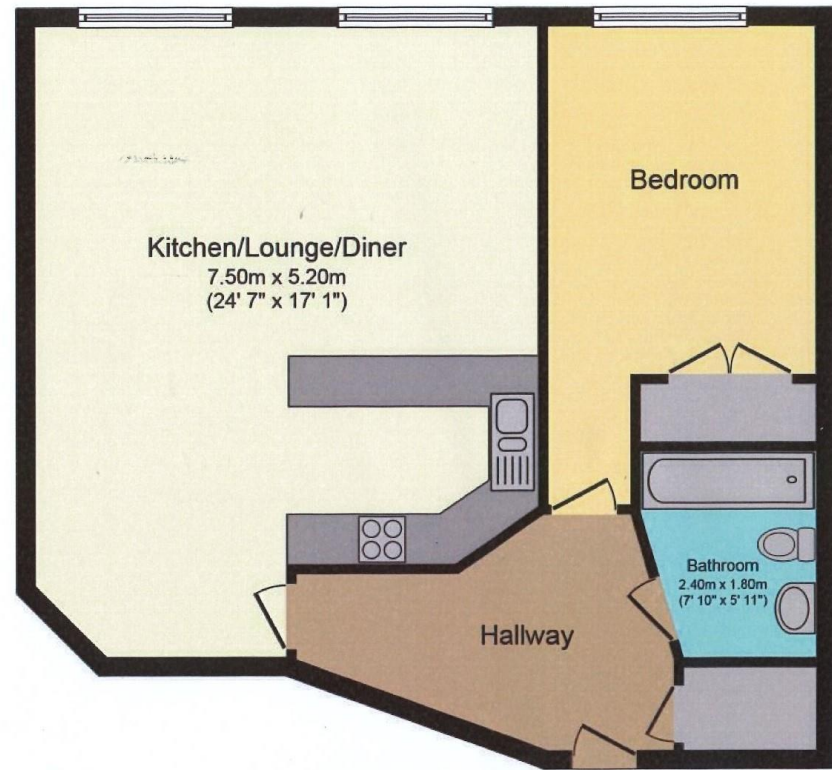
Valid until  
**11 September 2029**

Certificate number  
**9608-4020-7241-6661-6970**

Property type: Mid-floor flat  
Total floor area: 64 square metres

Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	81 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

# FLOOR PLAN



Please note these sales particulars are thought to be materially correct although their accuracy is not guaranteed and they do not form part of any contract.

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