



Lawrence Copeland  
town & city centre



FOR SALE

Apartment OS 307 Royal Mills, 2 Cotton Street, Manchester M4 5BW

PRICE: £205,000 NO CHAIN

**EWS1 Certified, B1 rating.** This 3<sup>rd</sup> floor apartment is located in the prestigious Royal Mills Grade 2 listed development of apartments. Lots of character with original features and a 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, communal lift.

## ACCOMMODATION

**Reception Entrance Hall** with beech finish strip flooring, utility store with plumbing facilities and central heating boiler system, door to lounge/dining room/kitchen.

**Lounge/Dining Room/Kitchen** measuring 24 ft 5 (6.83m) x 11 ft 9 (3.58m) on average, with feature double glazed window, original feature steel pillars and beams, and vaulted ceilings.

**High specification Kitchen Area** with fitted units with laminated wooden fronted doors, stone effect worktops, incorporating a range of wall and base cupboards, integral fridge freezer, stainless steel double sink unit with drainer, extractor hood, ceramic hob, electric under oven, integral dishwasher beech finish strip flooring, central heating radiator, sliding door to double bedroom.

**One Double Bedroom** measuring 12 ft 6 (3.81m) plus wardrobes x 7 ft 9 (2.36m) with feature double glazed window, integral double wardrobe, vaulted ceiling, steel pillar and beam work, radiator.

**Luxurious Bathroom/WC combined (mid)** with high specification white Villeroy Boch suite comprising low level WC, wall basin, bath with glazed shower screen and over bath shower, part tiled walls, feature pebble tiled floor, concealed lighting.

**Note: the building has a communal central heating system and the heating and hot water costs are included within the service charge.**

**Outside**, 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 is 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 1st January 2004 (129 years remaining). 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 and further details are available on request from our office.

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

### 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.

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

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

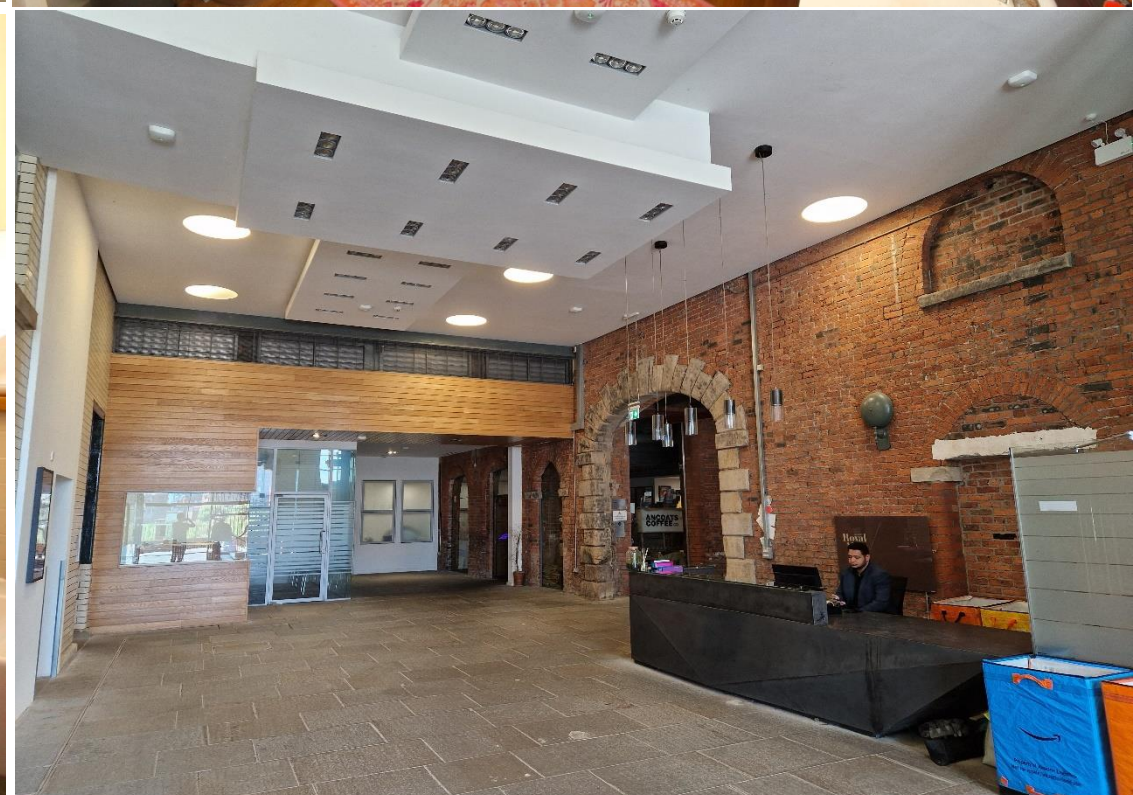
### Fixtures and Fittings

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

### Photographs

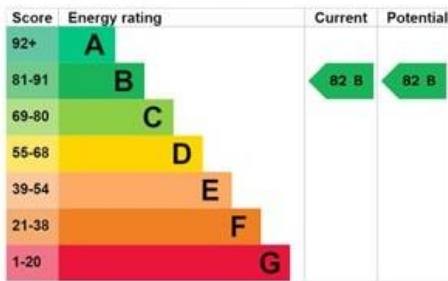
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# ENERGY PERFORMANCE CERTIFICATE

Apartment O S 307 Royal Mills 2 Cotton Street MANCHESTER M4 5BW		Energy rating <b>B</b>
Valid until 8 May 2034	Certificate number 0486-3037-7205-0664-7200	
Property type Mid-floor flat		
Total floor area 43 square metres		



# 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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