



Apartment 85 Britannia Mills, 11 Hulme Hall Road,
£325,000 - M15 4LP



**** SECURE UNDER CROFT PARKING SPACE INCLUDED ** EWS1 FORM WITH A1 RATING **** This stunning two bedroom duplex apartment occupies a first floor position in one of Manchester's highly regarded mill conversions. Spread over two floors, the beautifully presented property boasts exposed brickwork and cast iron pillars throughout. Britannia Mills is positioned alongside the Bridgewater canal in a quiet Castlefield location and is a short walk from Deansgate via the canal tow path. The development is accessed via an impressive landscaped courtyard with inset lighting and includes a residents only gym. The master bedroom occupies the whole of the top level. It offers a dressing area with sliding mirrored door, en suite wet room, built in storage cupboards and separate seating area overlooking the inviting living space below. In addition to this, there is a further double bedroom, three piece bathroom suite, kitchen with integrated appliances and breakfast bar. The property includes one under croft allocated parking space which is accessed via electric gate to the side of the building. No onward chain. EPC rating (D)



- Stunning Duplex Apartment
- Exposed Brickwork and Cast Iron Pillars
- EWS1 Form with A1 Rating
- Popular Mill Conversion with Communal Courtyard
- Two Bedrooms + Dressing Area
- Allocated Under Croft Parking Space Included
- On Site Residents Gym
- Bathroom + En Suite Wet Room
- Short Walk from Deansgate
- No Onward Chain