



Victoria Mill, Lower Vickers Street, Manchester

By Auction £70,000

Ascend

Built on higher standards

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** FOR SALE BY MODERN METHOD OF AUCTION ** Cash Buyers Only

It's not often you can live in a Grade II* listed building - but with this Victoria Mill flat in Miles Platting, now is your chance.

Perched next to the Rochdale Canal and at the centre of a district that was once the beating, spinning, smoking heart of Manchester's industrial revolution, Victoria Mill is a proud emblem for the city's hard-working history.

The building has been restored to retain the charm of its old identity, while making it as comfortable as possible for modern city living. The stairwell curling up through the chimney makes for a grand entrance and the flat itself has been built to high standards; carpeted throughout, with sizable, fully-furnished rooms, and windows that give you plenty of Manchester's grey skies and sunshine. Plus, there are parks aplenty around the Mill and the Northern Quarter is just a canal walk away.

Currently tenanted on a rolling tenancy at £850pcm.

If you're interested in having a closer look, or have any questions, do get in touch. **And just so you know, the pictures for this apartment are for marketing purposes only, so the internal fixtures, fittings and furnishings may vary.**

Auctioneer Comments

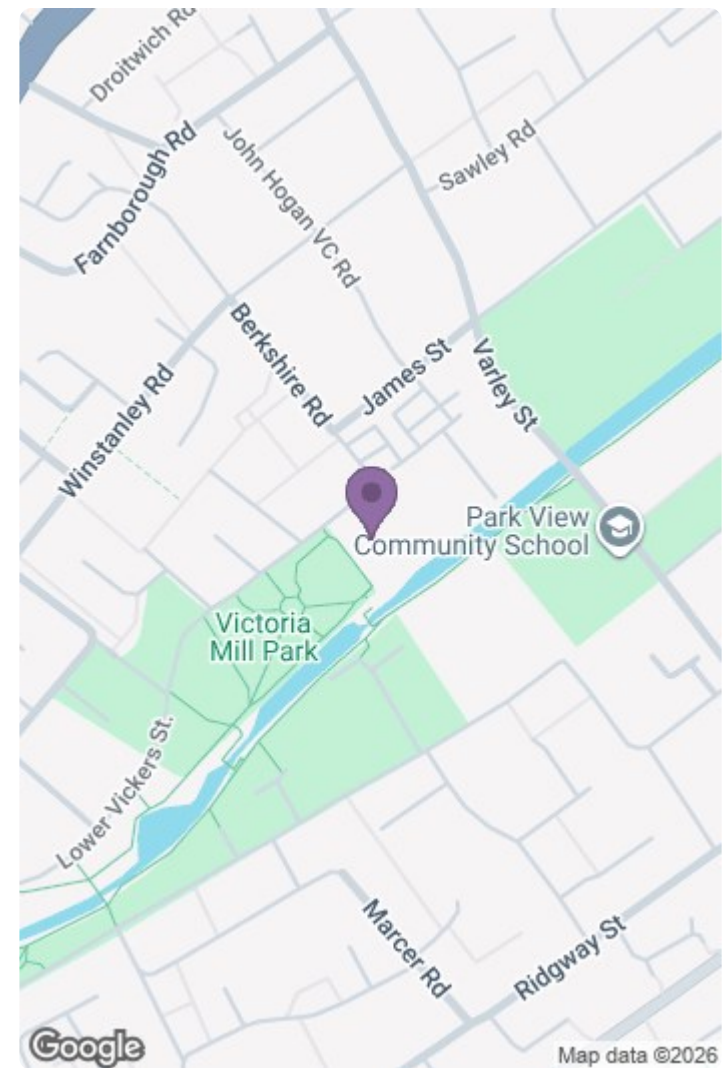
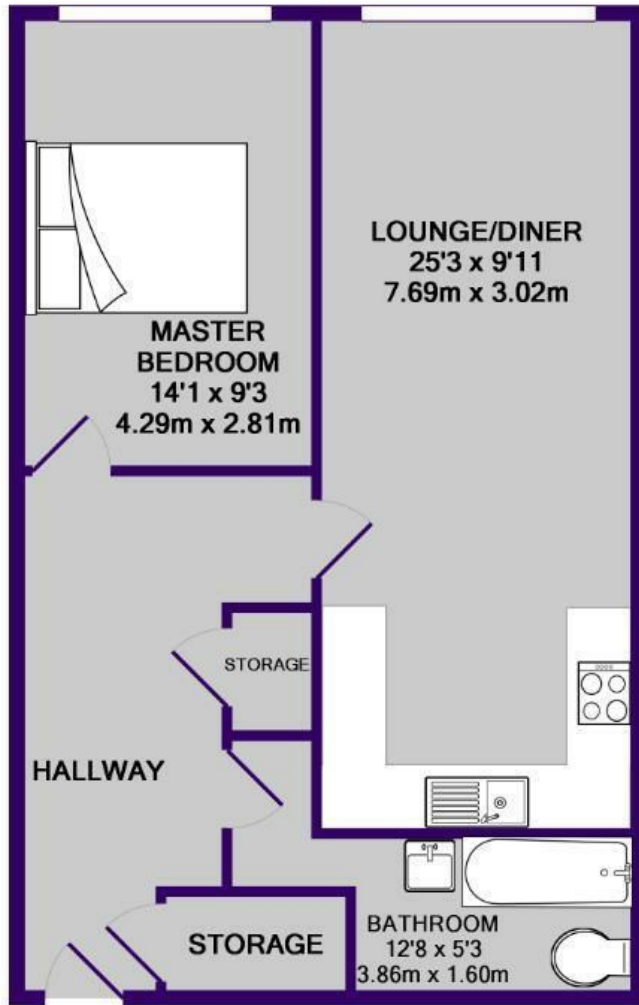
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The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty. Services may be recommended by the

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Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are, in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended. Although we try to ensure accuracy, measurements used in this brochure may be approximate. Therefore if intending purchasers need accurate measurements to order carpeting or to ensure existing furniture will fit, they should take such measurements themselves.



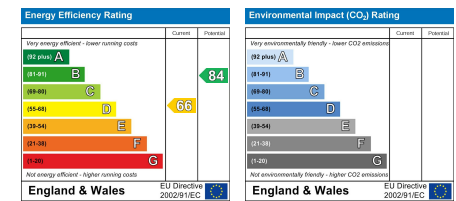


TOTAL APPROX. FLOOR AREA 579 SQ.FT. (53.8 SQ.M.)

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

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