

## Apartment 5 Britannia Mills, 11 Hulme Hall Road Castlefield, Manchester, M15 4LA

**\*\* SECURE UNDERCROFT PARKING SPACE INCLUDED \*\* EWS1 FORM WITH A1 RATING \*\*** This exemplary one bedroom loft style apartment occupies a ground floor position in one of Manchester's highly regarded and earliest mill conversions. It retains a wealth of period features including exposed brickwork, cast iron pillar/beams and boasts high vaulted ceilings. 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 with several bars and restaurants en route. Cornbrook tram stop is also within easy reach in the opposite direction and the building is perfectly positioned for swift access to Mancunian Way. The well maintained development is accessed via an impressive landscaped courtyard with inset lighting and offers a residents' only gym. The impressive accommodation briefly comprises; entrance hall with storage cupboard, spacious living room with further storage cupboard, double height doors leading to the courtyard and an additional glazed door opening to steps leading out to the front, galley style kitchen, bright double bedroom, a three piece bathroom suite and useful mezzanine level. Included with the apartment is an allocated undercroft parking space which is accessed via electric gate to the side of the building. No onward chain.

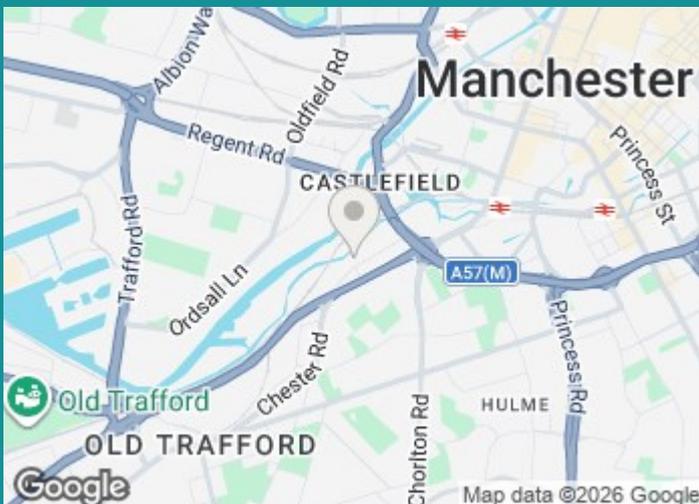
Lease: 999 years from 1999

**Offers Over £230,000**

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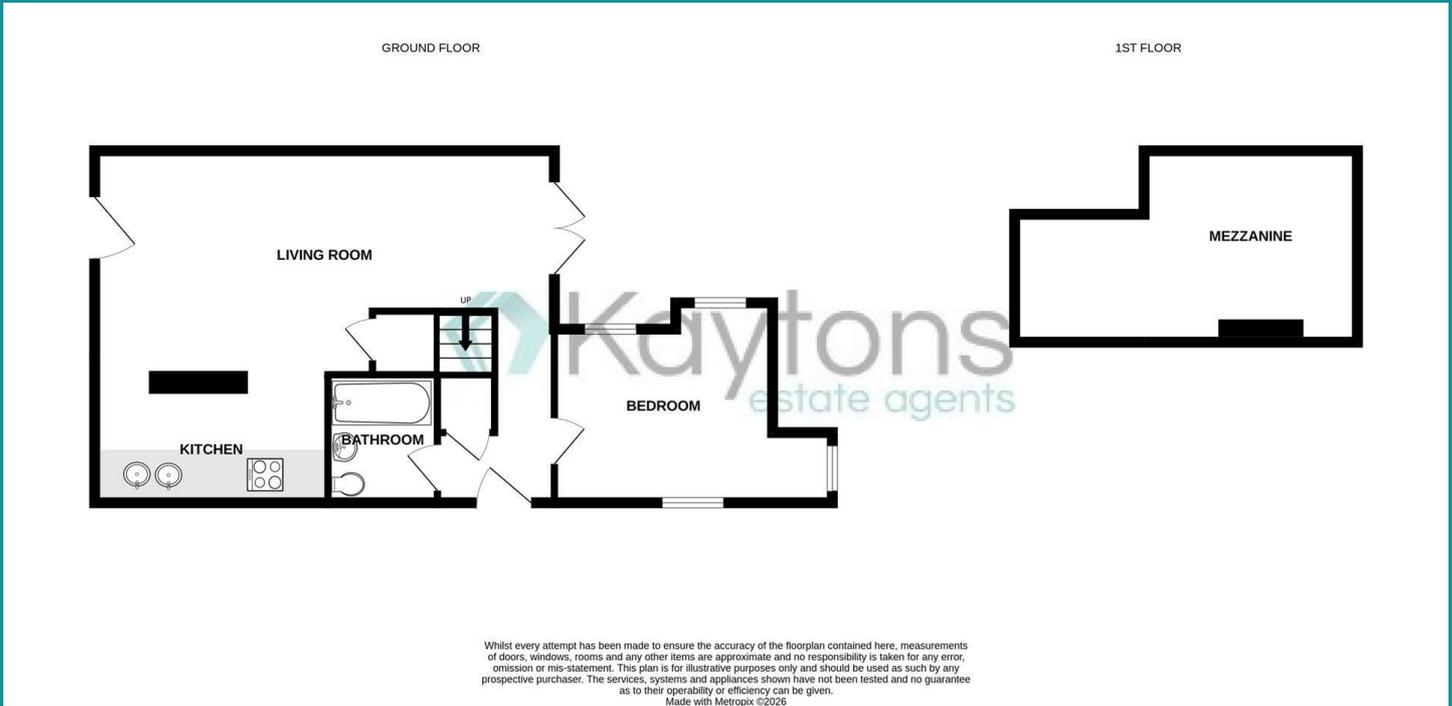
- EWS1 FORM WITH A1 RATING
- CASTLEFIELD LOCATION
- EXPOSED BRICKWORK, HIGH VAULTED CEILINGS AND CAST IRON BEAMS
- CLOSE TO CORNBROOK TRAM STOP & MANCUNIAN WAY
- SECURE UNDERCROFT PARKING SPACE
- POPULAR MILL CONVERSION WITH COMMUNAL COURTYARD
- NO ONWARD CHAIN
- IMPRESSIVE ONE BEDROOM APARTMENT + MEZZANINE LEVEL
- RESIDENTS' GYM
- SHORT WALK FROM DEANSGATE VIA CANAL TOW-PATH



[Directions](#)



# Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan 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		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>	
	42		66
<p>England &amp; Wales</p> <p>EU Directive 2002/91/EC</p>		<p>England &amp; Wales</p> <p>EU Directive 2002/91/EC</p>	