CRUSADER
jordan fishwick

Flat 516 Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EX

We are pleased to have for sale this stunning and unique one bedroom duplex apartment situated on the 5th floor of a stunning Crusader mill, Ancoats. This immaculate apartment offers a rare blend of industrial charm and contemporary living. The property comprises of a reception hallway, shower room with modern fixtures and fittings, spacious double bedroom with storage, a beautifully appointed living room and kitchen with integrated appliances. A great feature of the property is the exposed brickwork and personal décor and fixtures and fittings. No Chain. Mortgage Buyers Welcome.

Auction Guide £175,000

Viewing arrangements
Viewing strictly by appointment through the agent
245 Deansgate, Manchester, M3 4EN 0161 833 9499 opt 3

Reception Hallway
13'3" x 9'0"
A highly versatile space ideal as a dining room, home office or snug, featuring three large statement windows within exposed brick walls. Cupboard housing the water heater with plumbing in place for a washing machine.

Bedroom
11'11" x 9'0"
A spacious double bedroom featuring large statement windows, once again set within exposed brick walls, with a radiator and generous walk-in wardrobe complete with hanging rails.

Shower Room
4'4" x 6'5"
Part tiled bathroom with feature wallpaper, en-closed glass shower cubicle, rain attachment with mixer, fitted mirror with complimentary lighting, heated chrome towel rail, porcelain hand wash basin, low level W.C.

First Floor
Stairs next to main entrance leads to first floor;

Living Room / Kitchen
27'6" x 8'10"
A distinctive space with a striking apex ceiling incorporating two roof windows and two larger windows set within an exposed brick wall fitted carpets. The high-specification kitchen offers a range of fitted units with breakfast bar and complimentary kitchen worktop, integrated electric oven and hob, inset sink with mixer tap, integrated fridge/freezer and wine cooler., wooden laminate flooring.

Additional Information
Service Charge- £2,402.84
Ground Rent- Pepper Corn
Council Tax Band-
EPC - E
Leasehold- 250 years from 2015
Managing Agent - Zenith

Externally
On-site Concierge. BBQ area with bluetooth speakers. Lifts to all floors. Bike storage.

Agents Notes

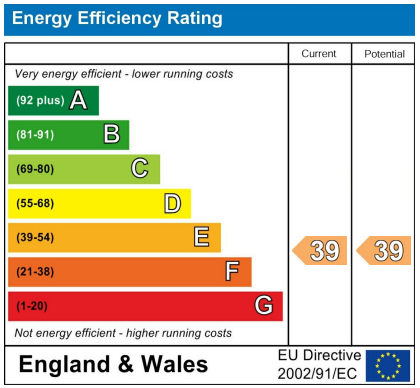
To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.

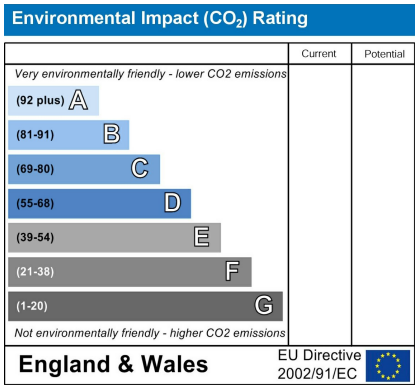
Disclaimer

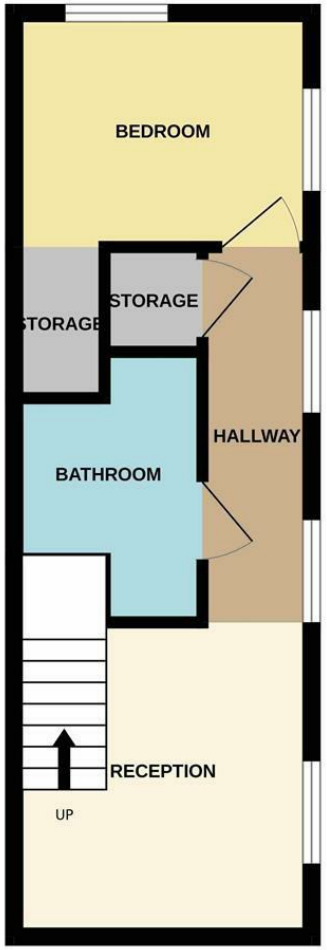
IMPORTANT NOTE TO PURCHASERS: The lease, ground rent and service charges should all be checked via the solicitors for clarification. We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only, and are not precise. If floor plans where included, these may not be to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us.

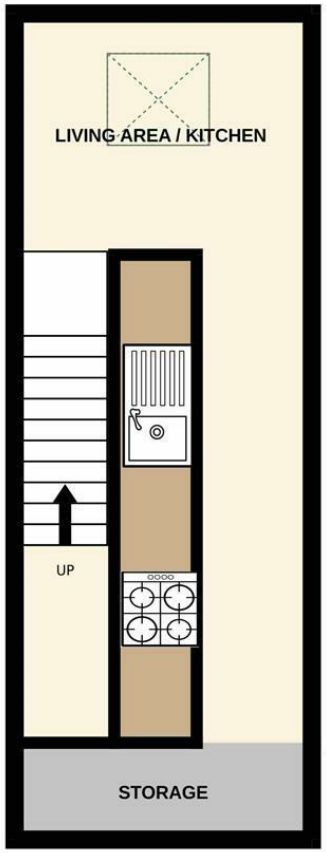
Auctioneers Comments

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).
If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.
A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.
The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.
Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.









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245 Deansgate, Manchester, M3 4EN

0161 833 9499 opt 3

manchester@jordanfishwick.co.uk

www.jordanfishwick.co.uk