jordan fishwick

Apt 209 Royal Mills, Old Sedgwick, 2 Cotton Street, Ancoats, M4 5BW

Stunning second floor, larger than average two bedroom apartment in the highly popular Royal Mills Development, Ancoats. This apartment oozes character with its original features such as feature windows, cast iron columns and high ceilings. In brief, the apartment comprises: entrance hallway, spacious open plan lounge/dining area with access to high specification fully fitted kitchen boasting a range of integrated appliances. The master bedroom has access to a modern en-suite with the second bedroom is very spacious with access to the contemporary bathroom. No Chain. On site 24 hour Concierge. EWS1 Available.

Offers Over £350,000

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

Entrance Hallway
Leads to all rooms, storage with plumbing for washing machine

Kitchen
8'2" x 9'2"
Range of wall and base units with complimentary granite kitchen worktop, partially tiled flooring, integrated smeg fridge / freezer, oven / hob, extractor fan, under cabinet lighting, in-set sink with mixer.

Lounge
16'4" x 11'10"
Spacious lounge with wooden flooring, cast iron features, electric heater, complimentary wall lighting, wired surround sound speakers, sliding door into second bedroom.

Bedroom One
11'5" x 15'5"
Fitted carpets, cast iron features, wall and spot lighting, fitted wardrobe, electric heater, access to en-suite

En-suite
11'3" x 7'8"
All fittings are Villeroy and Boch, pebble style flooring, bath with integrated shower attachment and mixer, low level W.C, hand wash basin, fitted mirror, heated towel.

Bedroom Two
9'3" x 24'2"
Wooden flooring, cast iron features, wall and spot lighting, sliding door leading into the lounge, access to main bathroom.

Bathroom
8'1" x 6'6".82'0"
All fittings are Villeroy and Boch ,pebble style flooring, shower cubicle with shower attachment and mixer, low level W.C, hand wash basin, fitted mirror, heated towel, spot lighting and fitted mirror.

Additional Information

Service Charge- £4143.53 (heating and hot water are covered in the service charge)
Ground Rent - £175.00
Council Tax Band- D
EPC Rating- C
Managing Agent- Zenith
Leasehold- 150 years from 2004

Agents Notes

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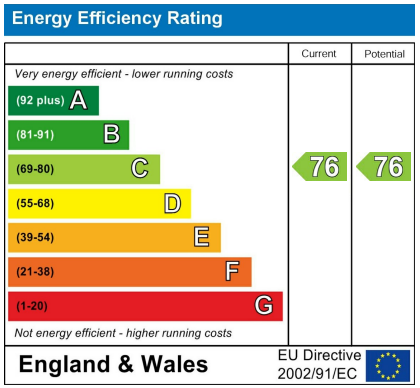
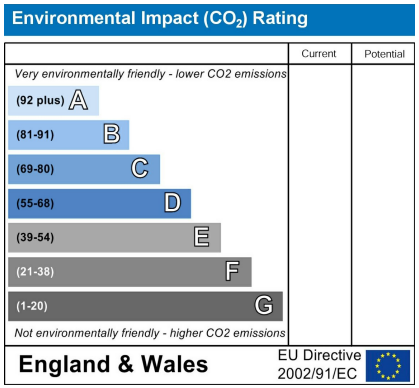
Disclaimer

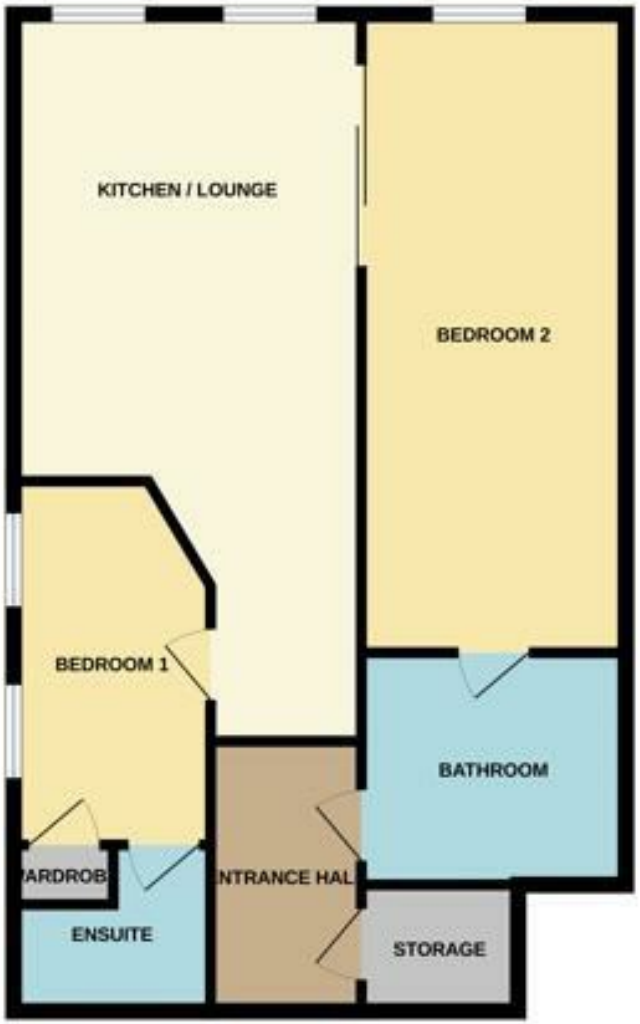
IMPORTANT NOTE TO PURCHASERS: The lease, ground rent and service charges should all be checked via the solicitors for clarification. We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon 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.





Email: manchester@jordanfishwick.co.uk

EasyFlow



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