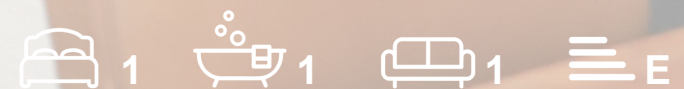




RESIDE  
MANCHESTER

Flat 312 Crusader Mill 70 Chapelton Street  
Manchester, M1 2EW

Asking Price £260,000



# Flat 312 Crusader Mill 70 Chapelton Street

Manchester, M1 2EW

Welcome to this well presented one bedroom located on the third floor of Crusader Mill! Crusader Mill is an historic listed mill conversion set around a Resident's courtyard in Piccadilly East. Residents of Crusader Mill can benefit from a 24-hour concierge service and access to a communal courtyard with a BBQ area for social gatherings.

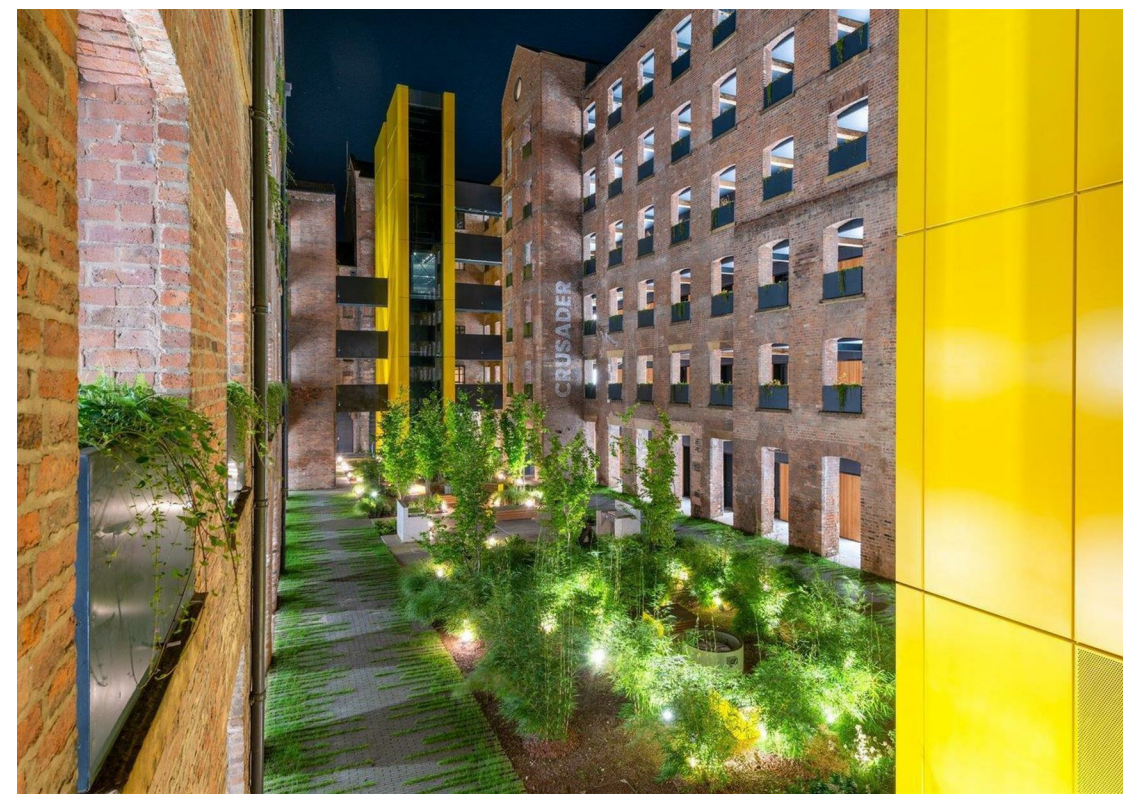
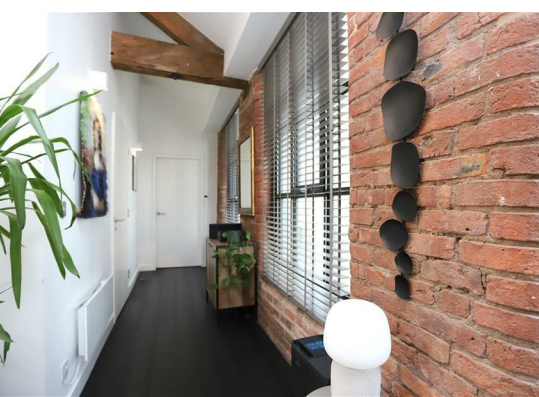
This property is one of a kind in the development, featuring vaulted ceilings, original brickwork and large windows on both sides of the apartment, allowing lots of natural light.

Viewings are highly recommended.

### Crusader Mill

Crusader Works was constructed in the late 1840s by George Parr, Matthew Curtis, and William Madeley as a substantial mid-19th-century textile machinery factory. Originally called Phoenix Works, the expansive site also featured an iron foundry located across Chapelton Street.

In 2021, Capital & Centric transformed the 200-year-old mill into modern loft apartments through a major restoration project.





### The Tour

Enter on the third floor into a spacious open-plan living area, with the kitchen positioned to the left. The apartment features beautiful vaulted ceilings throughout and windows running along both sides, flooding the space with natural light. The living and kitchen area is finished with Havwoods Abrego Rustic Grade engineered oak flooring throughout, complemented by Silestone Blanco Zeus quartz worktops in a black suede finish, a stainless steel sink with a Blanco Max chrome tap, and integrated Bosch appliances including a cooker, hob, and dishwasher, alongside a CDA fridge and freezer. The space is further enhanced by wall-mounted electric heaters, LED downlights.

Down the hallway, the bedroom continues the same oak flooring and benefits from a striking aluminium powder-coated double-glazed window overlooking the cloister, as well as TV and satellite points. The bathroom is stylishly appointed with fully tiled flooring and partially tiled walls, a recessed shelf, strip lighting, a de-misting mirror, and a storage cupboard, along with a Vitra Nuo wall-hung wash basin with a chrome mixer tap by Vado, a Vitra Integra wall-hung toilet with concealed cistern and polished chrome flush plate, and a walk-in shower with a rainfall shower head and chrome heated towel rail.

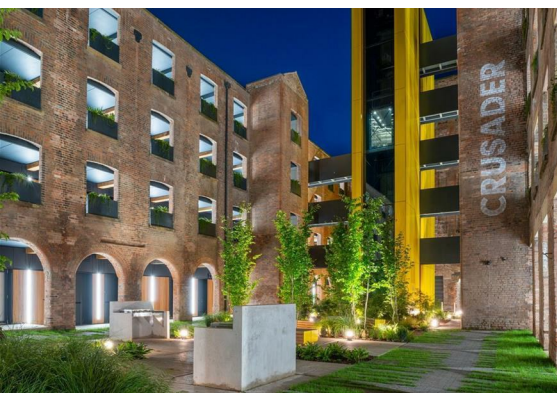
### The Area

The development is ideally situated within easy walking distance of local shops, Ancoats, and the city centre, with excellent transport connections to Manchester Piccadilly Station and the Metrolink network. A wide selection of bars and restaurants can be found right on your doorstep, including Cask, Pollen Bakery, and Flawd Wine Bar, with Cutting Room Square just a five-minute walk away.

### Lease Information

Length of lease - 250 years from Nov 2015  
Service charge - £2300 per annum  
Ground rent - peppercorn

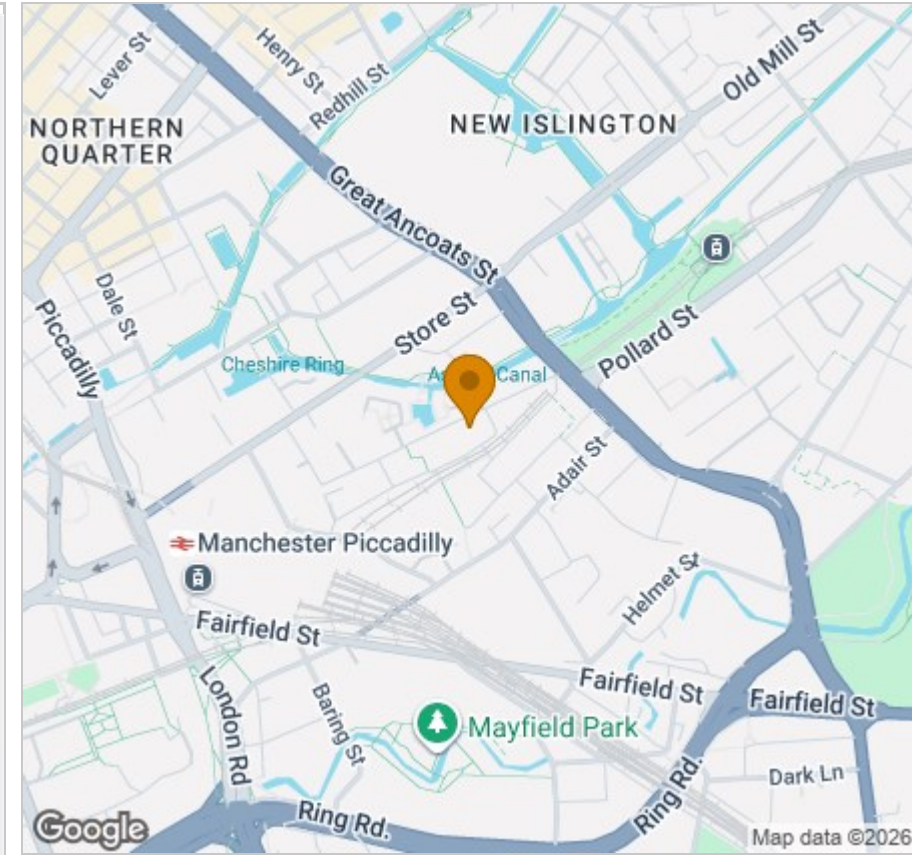
- Spacious One Bedroom Apartment
- One Bathroom
- Beautiful Vaulted Ceilings
- Unique Apartment within the Development
- Mill Conversion
- EPC Rating E
- 24 Hour Concierge
- Original Features Throughout
- Residents' Garden
- Central Location



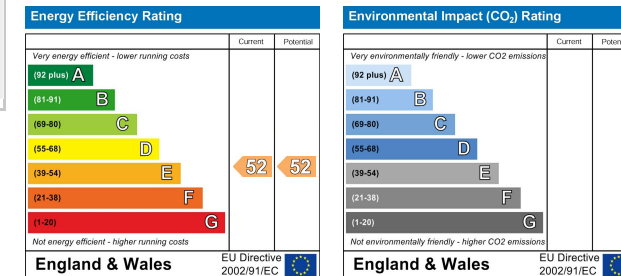
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Reside Manchester Office on 0161 837 2840 if you wish to arrange a viewing appointment for this property or require further information.

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