



Apt NS 507 Royal Mills, 2 Cotton Street, Ancoats, Manchester, M4 5BD

A truly remarkable one bedroom apartment with mezzanine living area in the highly regarded Royal Mills, Ancoats. Located on the 5th floor the property benefits from entrance hallway, double bedroom and family bathroom with shower attachment, spacious kitchen/dining area with appliances, wooden flooring and large picture windows. The wood and metal staircase leads to the beautiful living area with vaulted ceiling and sky light. EWS-1. Parking space in the Fairburn Building on Henry St.

Price £295,000

Viewing arrangements

Viewing strictly by appointment through the agent

245 Deansgate, Manchester, M3 4EN 0161 833 9499 opt 3

The Development

Royal Mills forms part of several buildings with the main reception and coffee shop being located off Redhill St. The main atrium gives access to all parts of this development along with access points on Cotton & Jersey St. Royal Mills is a landmark development, perfectly situated to enjoy the wide array of restaurants, bars and other amenities in the vibrant and highly desirable Ancoats district, which is regularly claimed to be one of the best areas of the UK to live in. From Rudy's Pizza, Pollen bakery or for that special occasion, Mana - the first Michelin-starred restaurant in Manchester!

Entrance Hall

Wooden flooring with storage cupboard housing the hot water heating system.

Kitchen/Dining Room

20'10" x 17'3"

This impressive room has two large double glazed windows, two radiators, wooden flooring and the staircase leading to the living area above. Exposed brickwork and cast iron beams are one of this rooms unique features. The kitchen has one and half stainless steel sink unit, oven, hob and extractor along with a dishwasher.

Mezzanine Living Room

15'8" x 14'4" useable space

This living area has a vaulted exposed ceiling with twin skylights, wall lights and radiator. A great addition to this apartment.

Bedroom

10'9" x 11'1"

Large double glazed picture window. Built in double wardrobe, wall lights and radiator

Bathroom

6'4" x 5'10"

Large double glazed picture window. wall lights and radiator. The three piece suite has a shower over the bath with tiled walls, wash hand basin and w.c. Ceramic tiled mosaic effect floor.

Externally

The property comes with an allocated parking space which is located in the Fairburn Building on Henry St

Additional Information

Service Charge- £4833.47p pa inc buildings Insurance, cost to heat and run the hot water. Reviewed each December.

Ground Rent- £175pa reviewed every 25 years, next review in 2028 to £350pa.

Lease 150 from 2004

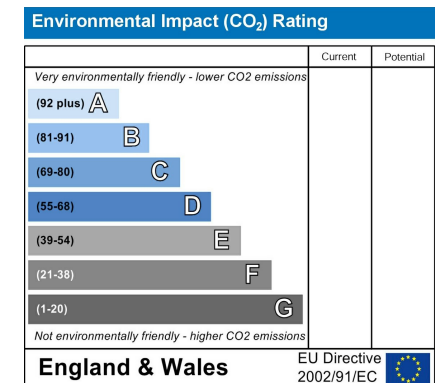
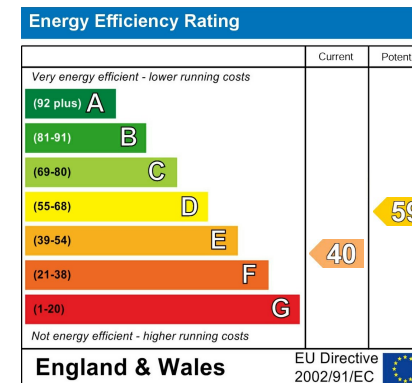
Council Tax- C

EPC Rating- E

Building Managed By Zenith

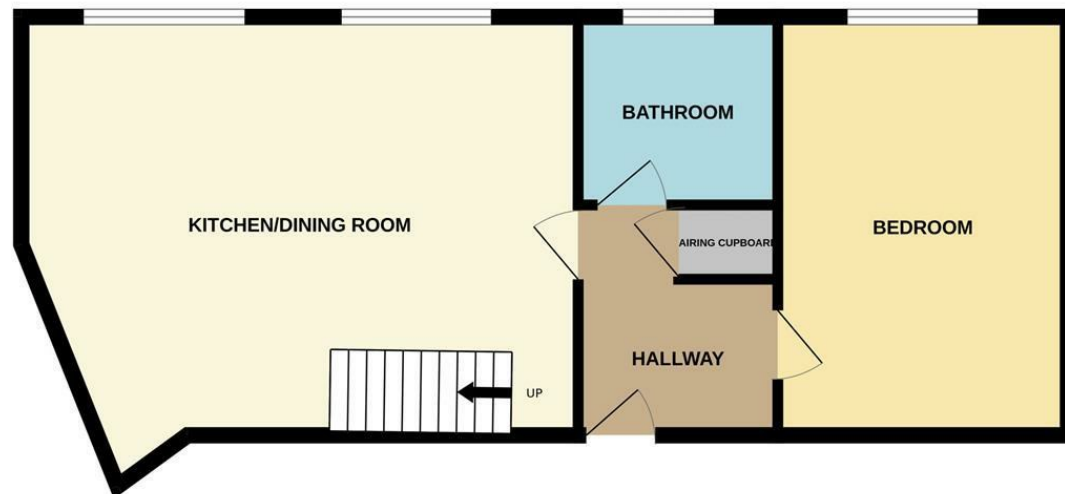
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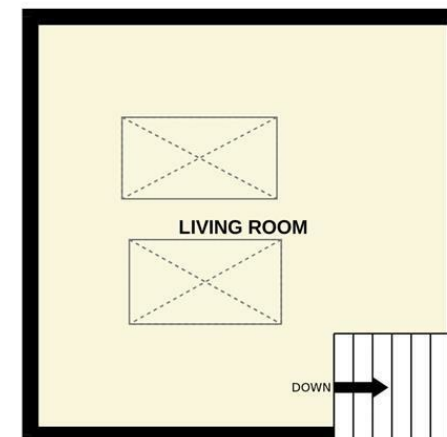




GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
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245 Deansgate, Manchester, M3 4EN

0161 833 9499 opt 3

manchester@jordanfishwick.co.uk
www.jordanfishwick.co.uk

