



CRUSADER

*jordan* fishwick

Apt 407 Crusader, 70 Chapelton Street,  
£1,525 Per Calendar Month



## Crusader Piccadilly East M1 2EX

£1,525 Per Calendar Month




### The Property

Available Mid August. A stunning mill conversion in Piccadilly East, a short walk to Manchester Piccadilly Station and Manchester's vibrant Northern Quarter. Set to be one of the city's most talked about developments, & finished to the highest standard around.

This 4th floor UNFURNISHED apartment faces towards the canal benefitting from great views from the lounge towards the city's skyline, and comprises in brief; entrance hallway opens up to large open plan living area which is flooded with light and character, with three large windows, exposed brickwork and beams, giving it a real loft feel. There is a high specification kitchen with Bosch oven, integrated dishwasher and fridge freezer. Both bedrooms are well proportioned, with the master benefitting from a luxury shower room with ample vanity storage. Second double bedroom with exposed brick wall, ideal as a guest bedroom or can be utilised as a workspace. Main bathroom with stylish black tiles, backlit mirror and waterfall mixer shower. The hallway also offers a large storage cupboard and a concealed shelving unit. No Parking. Tax Band D. EPC Rating D.

**\*VIDEO/ PHOTO OFFERS NOT ACCEPTED - PLEASE CALL TO BOOK A VIEWING\***



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>55</b>	<b>55</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	





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