



Apt 410 Crusader, Chapeltown Street, Piccadilly East, Manchester, M1 2EX

Jordan Fishwick are pleased to offer for sale this 996 sq ft two bed, two bath in an incredible 200-year-old mill restored by Capital & Centric. With beautiful high ceilings, huge windows, and exposed brick and timber beams, Crusader is for people who value texture and space. This apartment offers an abundance of living space, with space for a 6 seater dining table, kitchen complete with island with space for stools undercounter and a lovely big lounge area. The perfect city centre loft for those who love to socialise. At the heart of mill is a lush private garden complete with gas-fed BBQs and fire pits. Crusader is a real community where you know your neighbours and where no investors are allowed.

There is 24/7 concierge and lifts to all floors. It is also pet friendly, so your furry family members are welcome too.

Set in the mix of Manchester's emerging Piccadilly East neighbourhood, Crusader is minutes from the bars & cafés of Ancoats and Northern Quarter and less than a five-minute walk to Piccadilly Station.

Price £420,000

Viewing arrangements

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

Entrance Hall

Engineered oak wooden flooring. Spotlights. Storage cupboard housing water tank and washing machine.

Living Room/Kitchen

27'0" x 20'5"

Range of base units with worktop over. Integrated CDA fridge and freezer, Bosch dishwasher, Bosch cooker with induction hob and extractor over. Blanco stainless steel sink with chrome mixer tap. Under cupboard lighting. TV/Telephone point. Wall mounted electric heater. Engineered oak wooden flooring. Wooden beams. Exposed brickwork.

Bedroom One

10'11" x 10'4"

Engineered oak wooden flooring. Wall light. Wall mounted electric heater. Access to en-suite.

En-suite

9'1" x 5'11"

Tiled shower room with floating sink with mixer tap, low level W/C, double shower with rainhead shower. Heated towel rail. Vanity cupboard housing shaver point. Frosted window.

Bedroom Two

11'10" x 10'11"

Engineered oak wooden flooring. Fitted wardrobes. Wall light. Wall mounted electric heater.

Bathroom

10'2" x 5'11"

Tiled bathroom with floating sink with mixer tap, low level W/C, double shower with rainhead shower. Heated towel rail. Vanity cupboard housing shaver point.

Externally

Communal lifts to all floors. Concierge. Courtyard with BBQ/bluetooth speaker/wifi.

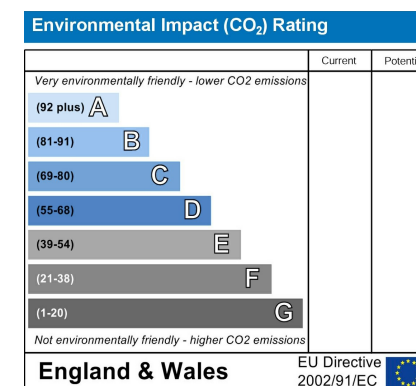
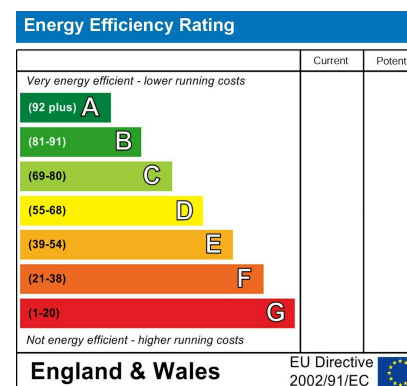
Additional Information

Service charges - £3336 per annum

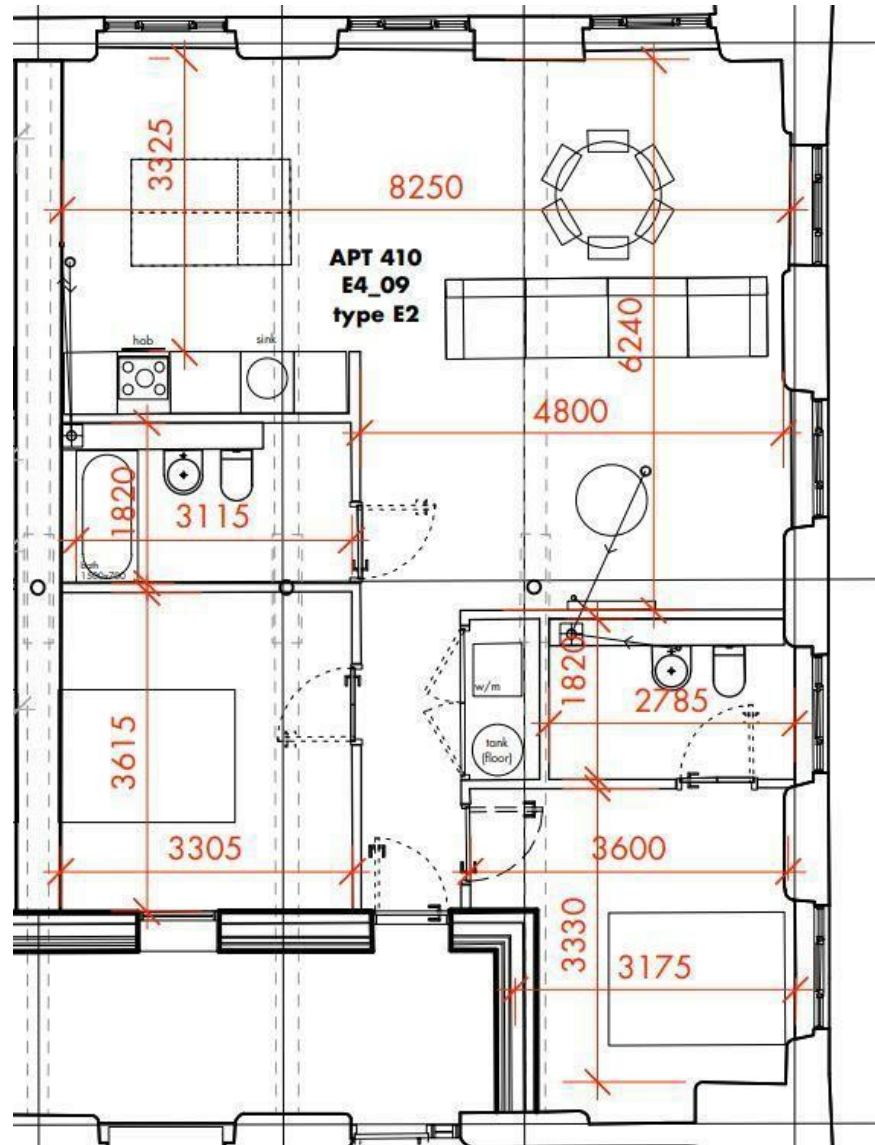
Ground rent - £450 per annum reviewed in line with RPI every 5 years.

Lease is 250 years from 2015

Council Tax Band - E







These particulars are believed to be accurate but they are not guaranteed and do not form a contract. Neither Jordan Fishwick nor the vendor or lessor accept any responsibility in respect of these particulars, which are not intended to be statements or representations of fact and any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Any floorplans on this brochure are for illustrative purposes only and are not necessarily to scale.

Offices at: Chorlton, Didsbury, Disley, Hale, Glossop, Macclesfield, Manchester Deansgate, Manchester Whitworth Street, New Mills, Sale, Wilmslow and Withington

245 Deansgate, Manchester, M3 4EN

0161 833 9499 opt 3

manchester@jordanfishwick.co.uk

www.jordanfishwick.co.uk

