



Samuel Ogden Street, Manchester

Offers Over £300,000

Julie Twist Properties are delighted to present this two-bedroom duplex apartment in the beautiful conversion development, Cotton Mill. The apartment is situated on the top floor and is overlooking Whitworth Street. Throughout the apartment it boasts exposed brickwork, high ceilings, feature windows, steel columns and wood ceilings, all the famous mill architecture that we love! The apartment comprises of one stylish main bedroom presented to a high standard and a second room that is perfect for either a second bedroom or study area. The main living room is a generous size which is open to the kitchen dining area. There is also plenty of storage in the hall way. A viewing of this beautiful property is a must!

- Two Bedroom Duplex Apartment
- Air Conditioning
- Stunningly Presented Apartment
- Lift Access
- Exposed Brickwork
- Original Features Throughout
- City Centre Location with M1 Postcode
- 5 Minutes' Walk from both Piccadilly and Oxford Road Station



DESCRIPTION

Cotton Mill has an amazing location with M1 postcode, only 5 minutes' walk from both Piccadilly Station and Oxford Road Station. Popular areas such as Canal Street, St Peter's Square and Oxford Road are just a short stroll away offering a multitude of restaurants, cafes, bars, theatres and shops. A number of NCP car parks offer secure parking options nearby.

GENERAL

Rental Yield: 5.4% (based on an expected rental price of £1,350pcm)
 Service Charge: £2,425 pa approx.
 Ground Rent: N/A
 Lease: 999 years from Sept 1999
 Floor Area: 607 sq. ft approx. (56.4 sq. m approx.)
 Council Tax Band: E; £2,407.64 pa approx.
 Management Company: Scanlans



HALLWAY

Bamboo flooring, high ceiling pendant light, access to storage cupboard, intercom and access to the stairs that let you access the mezzanine bedroom/study.

LIVING ROOM & DINING AREA

Large double glazed windows with a top floor view of Whitworth Street, Air Conditioning and underfloor heating, Bamboo flooring, high ceilings with pendant and recessed lighting, plenty of original features such as brick walls and beams along with outdoor window arch.

KITCHEN

Open plan to living area with underfloor heating, the modern designer kitchen comprises of handleless grey Milano wall and base units with rose gold metallic grain effect, integrated fridge/freezer, dishwasher and wine fridge, built-in oven with four ring hob on the kitchen island with two pendant lights. Sink with rose gold tap, spotlights, extractor fan and built in wine rack under the stairs.



BEDROOM

Air-Conditioning, Double-glazed windows, carpeted flooring, wall mounted heater, TV point and ceiling lights. Built in wardrobes with additional loft storage above.

BATHROOM

Accessed via the hallway, the modern bathroom comprises of a bath with attached shower, WC, wash hand basin with electronic mixer tap, underfloor heating, tiled flooring, integrated illuminated vanity mirror and storage cabinet, floor to ceiling mirrors, extractor fan and LED feature ceiling lights.



BEDROOM 2/STUDY

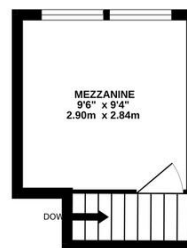
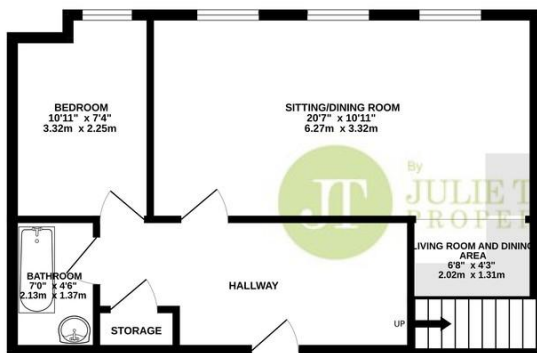
Stairs from the hallway leading to the second bedroom, carpeted flooring, ceiling light, windows that overlook the living and dining area as well as a large feature skylight above.

STORAGE ROOM

Accessed via the hallway, the storage room comprises of a location of the washing machine and water tank along with shelving and spotlights.

GROUND FLOOR
500 sq.ft. (46.5 sq.m.) approx.

MEZZANINE
107 sq.ft. (9.9 sq.m.) approx.



TOTAL FLOOR AREA: 607 sq.ft. (56.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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