



Worsley Mill, Blantyre Street, Castlefield, Manchester

Offers Over £300,000

Julie Twist properties are proud to welcome to the market this Grade II Listed apartment in the beautifully restored Worsley Mill. The apartment itself has bags of character, exposed brickwork, steel beams and large windows. It consists of a spacious living and dining room with an open plan kitchen. There are two double bedrooms, both of a good size and bedroom one offers access to an en-suite bathroom. There is also the benefit of two allocated parking spaces. This beautiful apartment offers fantastic accommodation with a perfect balance of old and new, displaying character, style and elegance all in one.

- Two Double Bedrooms
- Mill Conversion
- Two Allocated Parking Spaces
- Castlefield Location
- Original features Throughout
- 10 Minute Walk to Deansgate
- Large Open Plan Living & Kitchen Area
- EWS1 in Place with A1 Rating

DESCRIPTION

Worsley Mill sits in a fantastic location just on the edge of the highly sought after area of Castlefield, offering easy access to the Manchester Ship Canal walks, bars and eateries, as well as all the night and cultural life Manchester city centre has to offer. Built around 1894 and once a flour mill, Worsley Mill represents a sympathetic conversion into modern living accommodation. The building features timber floors, which are supported by steel beams and cast-iron columns, exposed brickwork both in communal areas and in the apartments as well as beautiful large, wood framed and fully double-glazed windows.

GENERAL

Rental Yield: 6.4% (based on an estimated rental of £1600pcm)
 Service Charge: £3003.23 per annum
 Ground Rent: £150 per annum
 Lease: 999 years from 1 January 2002
 Floor Area: 728 sq ft approx. (67.6 sq m approx.)
 Council Tax Band: Manchester City Council Tax Band D
 Management Company: Glide

HALLWAY

Laminate flooring, wall lights, access to storage cupboard housing the boiler and with plumbing for washing machine and wall mounted heater.

BEDROOM 1

Double glazed window, carpeted flooring, wall mounted heater, ceiling light and entrance to the ensuite.

ENSUITE

Accessed via bedroom 1, the ensuite comprises of a large shower cubicle, WC, wash hand basin with mixer tap, partially tiled walls, tiled flooring, extractor and spotlights.

BEDROOM 2

Double glazed window, carpeted flooring, wall mounted heater and wall lighting.

BATHROOM

Accessed via the hallway, a three piece bathroom comprising bath with shower attachment over, WC, sink with mixer tap, heated towel rail, partially tiled walls, tiled flooring, extractor and spotlights.

KITCHEN

Two large windows, laminate flooring, wall mounted heater, phone/TV point and wall lights.

LIVING ROOM

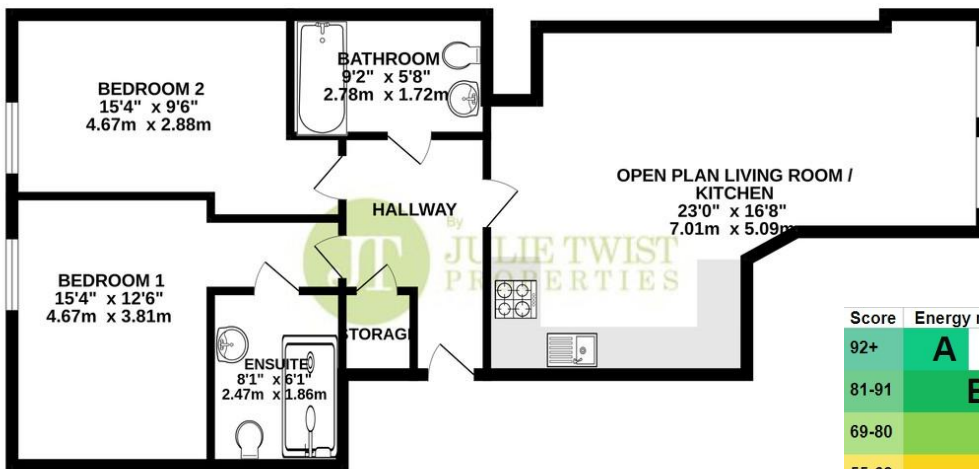
Open plan to the living area, the kitchen comprises wall and base units, space for a freestanding fridge/freezer, built-in oven with four ring hob and extractor over, integrated dishwasher, stainless steel sink with mixer tap and drainer, laminate flooring, ceiling lights and extractor.

PARKING

This apartment benefits from two, allocated parking spaces.



UPPER GROUND FLOOR
 728 sq.ft. (67.6 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	56 D	66 D
39-54	E		
21-38	F		
1-20	G		

TOTAL FLOOR AREA: 728 sq.ft. (67.6 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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