



OS Royal Mills, Manchester

Offers Over £375,000

Welcome to the premium, Grade II Listed, Royal Mills! This apartment provides two double bedrooms, a recently renovated kitchen which has been designed to a top specification, beautifully engineered oak flooring and a spacious mezzanine level which hosts the main bedroom. The apartment is located on the top floor of Old Sedgwick, Royal Mills and provides an allocated car parking space. There is an abundance of original features throughout the apartment such as wooden beams, steel beams and large windows which allow floods of daylight into the apartment.

- Two Double Bedrooms
- Open Plan Living and Kitchen Area
- Mezzanine Level
- Penthouse Apartment
- Car Parking Space
- Original Features Throughout
- Onsite Concierge
- Highly Sought After Development

DESCRIPTION

Ancoats has become one of the most desirable places to live in Manchester. Hosting a number of Manchester's best reviewed restaurants along with a recently Michelin starred restaurant too. It's a beautiful area, seamlessly blending historic mills, cobbled streets and canals with tasteful new build developments. Ancoats is within easy walking distance to Piccadilly and Victoria Train station, Shudehill and Piccadilly Gardens bus interchange and numerous Metrolink stops meaning public transport is an option everywhere.

GENERAL

Rental Yield: 6.0% (Based on expected rental price of £1875 pcm)
 Service Charge: £5,047 per annum (heating and hot water are included in the service charge.)
 Ground Rent: £175 per annum
 Lease: 150 years from 2004
 Square Footage: 1,020 sqft
 Council Tax Band: D
 Management Company: Zenith Management Company

HALLWAY

Engineered oak flooring, wall lights, access to storage cupboard with plumbing for washing machine, access to cupboard housing the boiler, wall mounted heater, intercom.

LIVING ROOM

Double glazed window, engineered oak flooring, wall mounted heater, phone/TV point and ceiling lights.

KITCHEN

Open plan to the living area, the kitchen comprises wall and base units, integrated fridge/freezer, integrated dishwasher, built-in oven with four ring hob and extractor over, stainless steel sink with mixer tap and drainer, engineered oak flooring, spotlights and extractor.

BATHROOM

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

BEDROOM

Double glazed window, carpeted flooring, wall mounted heater, phone/TV point and wall lights.

BATHROOM

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

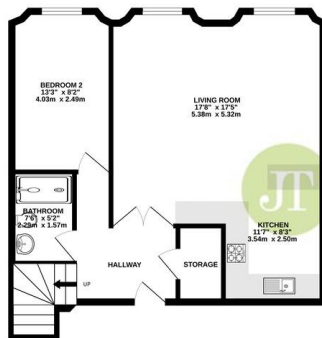
BEDROOM

Carpeted flooring, wall mounted heater, phone/TV point and wall lights.



SEVENTH FLOOR
616 sq.ft. (57.3 sq.m.) approx.

MEZZANINE LEVEL
408 sq.ft. (37.8 sq.m.) approx.



By **JULIE TWIST PROPERTIES**

TOTAL FLOOR AREA: 1020 sq.ft. (94.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of areas, windows, rooms and any other items are approximate and no responsibility is taken for any errors, 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.
 Image with Metropack (2024)

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