



**JULIE TWIST
PROPERTIES**



Royal Mills, Manchester

Asking Price Of £375,000

A fantastic opportunity to own a stunning period two bedroom plus study apartment in one of Manchester most highly regarded developments, The New Sedgwick is an ultra-modern building which forms part of the iconic Royal Mills developments. Situated in the heart of Ancoats, just on the edge of the Northern Quarter, this development is fast-becoming one of the most sought-after areas in Manchester city centre to live.

The property is laid out over two levels and features a plethora of original features making the apartment a true period conversion. The property is just under 1200 sq ft in size and further benefits from an additional lounge area on the upper level.

CHECK OUT 360 TOUR TO APPRECIATE THIS STUNNING APARTMENT!

- Two Double Bedrooms
- Stunning Conversion
- Duplex Apartment
- Bags of Character
- Two Bathrooms
- In The Heart of Ancoats
- Additional Lounge
- Listed II Building

GENERAL

Rental Yield: 4.8% (Based on expected rental of £1500pcm)
Service Charge: Aprx £2,899.48 p.a (including heating and hot water)
Ground Rent: £175 pa
Lease: 150 years from 01.01.2004
Management Company: Zenith
Sold with no chain

HALLWAY

Welcoming entrance hall with wooden flooring, central heating thermostat and space for washing machine, glass panelled doors lead to the living area and solid wood door to second bedroom and downstairs bathroom, open staircase leading to the master bedroom, wall lights, smoke alarm.

BATHROOM

Comprising large shower cubicle with overhead Hansgrohe shower head, wall mounted hand wash basin with Hansgrohe fittings, low level WC, heated towel rail, wall mounted mirror, wooden display shelving, shaver socket, pebble effect flooring and tiling to splash backs.

LIVING ROOM

A simply stunning space with double height ceilings exposing the original wooden beams, exposed brickwork and exposed steel frames and pillars that are etched with history, wooden flooring, 3x large double glazed windows, wall lights, two radiators, tv aerial / satellite socket and multiple power points, a large pocket, wooden stairs leading to the upstairs lounge.

KITCHEN/DINER

Kitchen is fitted with a range of eye and base level units with granite worktops and splash backs and under unit lighting. Appliances are fitted to include integrated fridge freezer, dishwasher, electric oven and four ring hob with over head extractor, 1 1/2 stainless steel sink with drainer and chrome tap, tiled flooring. The dining area features exposed brickwork, steel roof beams, wooden flooring, range of lighting.

SECOND LOUNGE

Two velux skylights, high ceilings exposing the original wooden beams, exposed brickwork and exposed steel frames and pillars that are etched with history, carpet, radiator, phone/tv point and wall lights, access to master bedroom.

MASTER BEDROOM

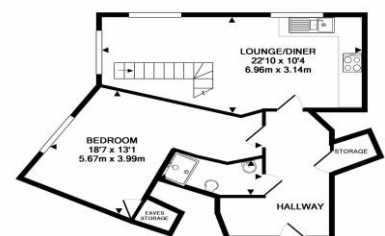
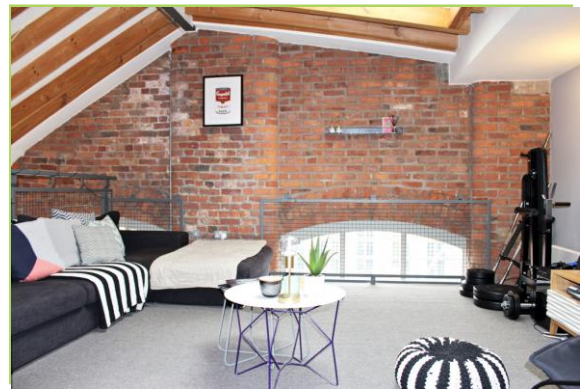
Huge bedroom which is situated on the first floor. It brings you within touching distance of the exposed beams, exposed steel frames, vaulted ceiling with the sky lights, built in wardrobes, access to en-suite, carpet, wall mounted lights. Stairs leading down to the hallway and can be accessed from the upstairs lounge. This space is spectacular.

SECOND BEDROOM

Large double bedroom with large double glazed window, Exposed brickwork and exposed steel frame, wooden flooring, wall mounted lights. Radiator, tv aerial socket and power points, storage unit.

ENSUITE

Comprising a bath with overhead Hansgrohe shower head, wall mounted hand wash basin with Hansgrohe fittings, low level WC, heated towel rail, wall mounted mirror, wooden display shelving, shaver socket, pebble effect flooring and tiling to splash backs, vaulted ceiling with velux window.



GROUND FLOOR



1ST FLOOR

TOTAL APPROX. FLOOR AREA 1192 SQ.FT. (110.7 SQ.M.)
Whilst every effort has been made to ensure the accuracy of the floor plans 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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