



**JULIE TWIST
PROPERTIES**



Royal Mills, Cotton Street, Ancoats - Asking Price Of £310,000

Royal Mills Development. This larger than average two double bedroom apartment in the highly popular development, situated on the fourth floor, the apartment offers bags of character such as feature large windows, exposed brickwork, cast iron columns and high ceilings. In brief, the apartment comprises: entrance hallway, spacious open plan lounge/dining area with access to high specification fully fitted kitchen boasting a range of integrated appliances. The master bedroom is extensive in size with separate dressing area and stylish en suite shower room. The second bedroom is also generous in size and there is a modern bathroom suite off the hallway. The property is finished to a high standard and is available to view immediately. Secure Allocated Parking Space. On site 24 hour Concierge.

- Two Double Bedrooms
- Two Bathrooms
- Bags of Character
- Secure Allocated Parking
- High Specification Development
- 24 Hours Concierge
- Close to Piccadilly & Metro stop
- Modern Kitchen & Bathroom

GENERAL

Rental Yield: 4.6% (Based on expected rental of £1,250pcm)
Service Charge: Aprx £2,445 pa
Ground Rent: £300 pa
Lease: 250 years from 2013
Management Company: Zenith
Sold with no chain

HALLWAY

High quality laminate flooring, doors leading to living room, both bedrooms and bathroom, storage cupboard housing hot water cylinder and plumbing for washing machine, LED spotlights.

LIVING ROOM

Spacious open plan living/dining room with continuation of high quality laminate flooring, double height ceiling, exposed brickwork, feature double glazed windows providing plenty of light, LED spotlights, wall mounted electric heaters, television and telephone connection points, open through to modern kitchen..

KITCHEN

Stunning modern fully fitted kitchen with contrasting base and eye level units with complimentary work surfaces over, integrated dishwasher, fridge and freezer and dishwasher and electric oven, built in wine cooler, ceramic hob and extractor hood over, stainless steel sink with mixer tap over, LED spotlights, High quality laminate flooring.

MASTER BEDROOM

Large master bedroom with high ceiling, exposed brickwork, feature double glazed windows providing plenty of light, wall mounted electric heater, fitted high quality carpet, ceiling lights, leading to a large dressing area.

ENSUITE

Modern En-Suite shower room with walk in double built in power shower, back to wall WC and semi pedestal basin, LED spotlights, wall mounted mirror, chrome heated towel rail ceramic tiles to wall and floor.

SECOND BEDROOM

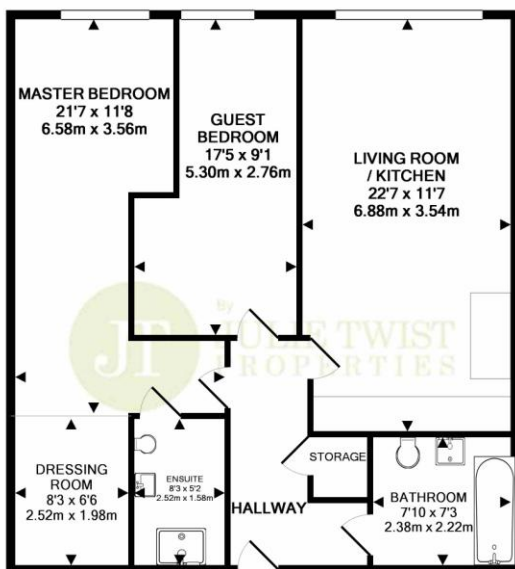
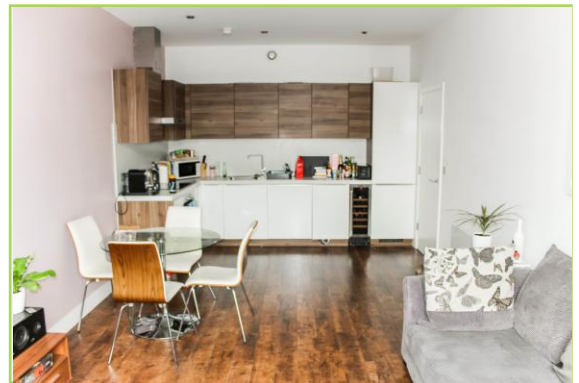
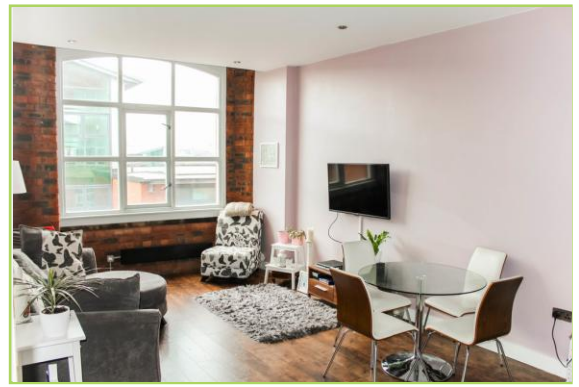
Fitted quality carpet, exposed brickwork, double glazed windows providing plenty of light, ceiling light, wall mounted electric heater.

BATHROOM

Stunning three piece bathroom suite with panel bath with mixer power shower over, back to wall WC, wall mounted mirror, semi pedestal basin with mixer tap over, ceramic tiles to wall and floor, LED spotlights, chrome heated towel rail.

EXTERNALLY

This apartment comes with a secure underground allocated parking space. There is also an on site 24 hour concierge.



TOTAL APPROX. FLOOR AREA 811 SQ.FT. (75.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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