



Paragon Mill, Ancoats

Asking Price Of £310,000

This beautifully presented two bedroom apartment is located within the Paragon Mill conversion development in Ancoats. This property is on the second floor and occupies a corner position allowing lots of natural light. The apartment has original features throughout with exposed brick walls, iron columns and large windows. There is a spacious L-shaped entrance hall, two great sized double bedrooms with an ensuite to the master plus a large modern bathroom. The kitchen is open plan and has integrated appliances and the living room has dual aspect views, plus has an extra space just off it which is perfect for additional storage. The living room windows have custom-made wooden shutters which gives some added privacy whilst still allowing light in. The property is in immaculate condition throughout and is chain free so would be the perfect property for someone looking to move straight in!

- Two Double Bedrooms
- Two Bathrooms
- Conversion Apartment
- Original Features
- Ancoats Location
- Corner Position
- Short Walk to Piccadilly
- Minute Walk to Cutting Room Square



DESCRIPTION

Ancoats has the perfect mix of old and new with converted mills, cobbled streets and canals blending in with architecturally impressive new developments. Ancoats hosts some of Manchester's most highly reviewed restaurants and bars and has a great atmosphere everywhere you go. Piccadilly train station, Shudehill bus station/tram stop and Victoria station are within 15 minutes' walk. The main shopping areas of Market Street and the Arndale are only ten minutes' walk away and the hustle and bustle of the Northern Quarter is only 5 minutes' walk away. The New Islington Marina also now offers beautiful waterside outside space to enjoy and Cutting Room Square is just seconds from the front door and also has a local Co-op convenience store.

GENERAL

Rental Yield: 4.8% (Based on expected rental of £1250pcm)
Service Charge: £2285 pa
Ground Rent: £250 pa
Lease: 250 years from 04.01.2013
Council Tax Band: C, Aprx £1533.07 pa
Management Company: Zenith
There is no onward chain with this property.

HALLWAY

L-shaped hallway comprising wooden flooring, spotlights, iron column feature, wall heater and cupboard housing boiler and space for washing machine.

LIVING ROOM

Five large double glazed windows, wooden flooring, wall heater, phone/TV point, exposed brick walls, spotlights and ceiling lighting.

KITCHEN

Open plan kitchen comprising large double glazed window, wall and base units, stainless steel sink with mixer tap and drainer, four ring induction hob with extractor over, built-in oven, integrated fridge/freezer, integrated dishwasher, wooden flooring and spotlights.

MASTER BEDROOM

Large double glazed window, carpeted flooring, wall heater, exposed brick walls, ceiling lighting and access to the ensuite.

ENSUITE

Accessed from the master bedroom the ensuite comprises of shower cubicle, WC, sink with mixer tap, heated towel rail, wall mirror, tiled walls, tiled flooring, ceiling extractor and spotlights.

BEDROOM 2

Large double glazed window, carpeted flooring, wall heater, exposed brick walls and ceiling lighting.

BATHROOM

Modern three piece bathroom comprising bath with shower attachment over, WC, sink with mixer tap, heated towel rail, wall mirror, tiled flooring, tiled walls, ceiling extractor and spotlights.



TOTAL APPROX. FLOOR AREA 876 SQ.FT. (81.3 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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