



## Royal Mills, Ancoats - Offers Over £340,000

This beautifully presented two bedroom conversion apartment is located within the sought-after Royal Mills development in the heart of Ancoats. This property is in good condition throughout and has an abundance of original features, with exposed brick walls, feature windows, iron columns and iron beams. Positioned on the third floor, the property has an incredibly spacious living area and dining area and the kitchen is fully fitted with integrated appliances. The master bedroom has built-in wardrobes and an ensuite bathroom. There is good-sized second double bedroom with access to the main bathroom. The property also includes an allocated secure parking space.

Royal Mills is a stunning mill conversion building steeped in history and is one of Manchester's iconic and well known residential buildings. The development has a 24hr concierge and has an impressive glass atrium which has an on-site Ancoats Coffee Company and an Artisan market that operates on the first Saturday of every month.

- Two Double Bedrooms
- Two Bathrooms
- Secure Allocated Parking
- Mill Conversion
- Ancoats Location
- Canal Views
- Spacious & Bright
- Third Floor

Royal Mills is situated in Ancoats, now widely considered one of, if not the most, popular residential areas of Manchester City Centre. 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 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 away.

**GENERAL**

Rental Yield: 4.2% (Based on an expected rental of £1200pcm)  
 Service Charge: £3,120.89pa (including building insurance, heating and hot water)  
 Ground Rent: £175pa  
 Lease: 150 years from 01 Jan 2004  
 Council Tax Band: D, Aprx £1724.71  
 Management Company: Zenith

**HALLWAY**

Laminate flooring, wall lights and access to storage cupboard with washing machine and boiler.

**LIVING ROOM**

Two double glazed windows, laminate flooring, two radiators, phone/TV point and wall lights.

**KITCHEN**

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

**MASTER BEDROOM**

Two double glazed windows, carpeted flooring, two radiators, wall lights and entrance to the ensuite.

**ENSUITE**

Accessed via the master bedroom, a three piece ensuite comprising bath with shower attachment, WC, sink with mixer tap, heated towel rail, partially tiled walls, pebble effect flooring, extractor and wall lights.

**BEDROOM 2**

Double glazed window, carpeted flooring, radiator, TV point, wall lights and entrance to bathroom.

**BATHROOM**

Accessible both via bedroom 2 and the hallway, the bathroom comprises of a shower cubicle, WC, wash hand basin with mixer tap, heated towel rail, partially tiled walls, pebble effect flooring, extractor and wall lights.

**PARKING**

There is one allocated parking space included in the sale of this property.



TOTAL APPROX. FLOOR AREA 1012 SQ.FT. (94.1 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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