



## Cambridge Street, Manchester, M1

**£180,000**

Offers in Excess of

**Tenure:** Leasehold, **Bedrooms:** 1

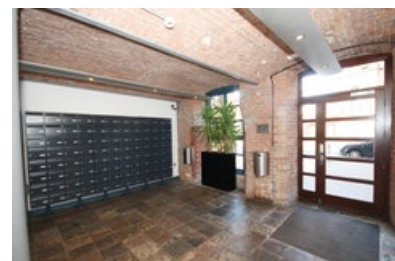
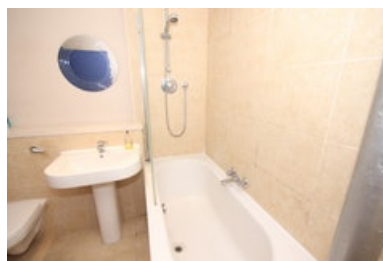
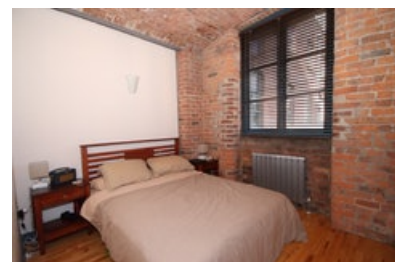
GUIDE PRICE £180,000 - £190,000. CENTRAL MANCHESTER - LUXURY MILL APARTMENT - OPTION TO PURCHASE FULL FURNISHED. Built in the 1800's this cotton mill is a grade II listed building which has been tastefully renovated into luxury apartments. Situated in the ce

## Key features:

- Converted Mill Apartment
- Central Manchester Location
- one Bedroom
- Inner Communal Courtyard Garden
- Secure access
- Concierge
- Open plan living area
- Large bathroom
- Feature Ceilings
- Grade II Listed Building
- Central Heating
- Double Glazing

## Extra info:

- **Property Age:** 220 years
- **Council Tax:** Band C (£1463.00 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** None
- **Lease info:** 982 years remaining  
**Ground Rent:** £150.00 per-annum  
**Maintenance:** £110.00 per-month  
**Maintenance Company:** Living City



GUIDE PRICE £180,000 - £190,000.

CENTRAL MANCHESTER - LUXURY MILL APARTMENT - OPTION TO PURCHASE FULL FURNISHED.

Built in the 1800's this cotton mill is a grade II listed building which has been tastefully renovated into luxury apartments. Situated in the centre of Manchester being ideal for the business district and shopping and entertainment areas this lovely apartment is a must see.

Access to the building is via door entry secure intercom, there is a concierge service and secure lift with key code access to the apartment.

The entrance to the apartment opens in to a hallway which has storage cupboards to the right. To the left is the bathroom which is contemporary with white suite with tiling to the walls and floor.

Next to the bathroom is the good size bedroom which has wooden flooring and statement radiator.

At the end of the hallway you enter the open plan Lounge/Kitchen/Diner which has wooden flooring throughout, the kitchen has been fully fitted with white modern high gloss units and has integrated appliances and quality worktops with glass breakfast bar. There is a lounge and dining area.

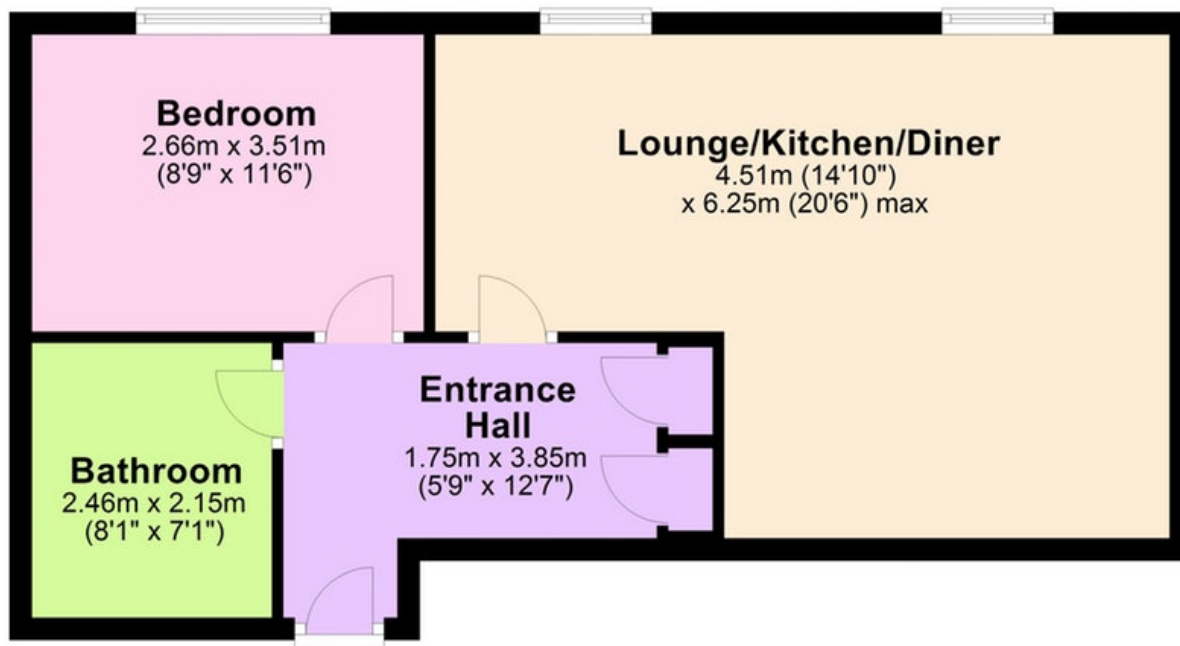
In the centre of the building is an enclosed private courtyard garden which has communal access for residents with seating and mature planting.

The apartment is situated within walking distance of the business district and Deansgate allowing for access to excellent shopping and social amenities and the train station is a few minutes walk away.

This is a lovely apartment in an excellent location and has many features worthy of early viewing to fully appreciate what this apartment has to offer. Click or Phone to arrange a viewing.

Floor plan:

Floor Plan



## Energy Performance Certificate:

**Energy Performance Certificate**

**409 Chorlton Mill, 3, Cambridge Street, MANCHESTER, M1 5BZ**

<b>Dwelling type:</b> Mid-floor flat	<b>Reference number:</b> 0418-4086-7278-0212-0954
<b>Date of assessment:</b> 09 August 2012	<b>Type of assessment:</b> RdSAP, existing dwelling
<b>Date of certificate:</b> 20 August 2012	<b>Total floor area:</b> 50 m <sup>2</sup>

**Use this document to:**

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 1,743</b>
<b>Over 3 years you could save</b>	<b>£ 57</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
<b>Lighting</b>	£ 189 over 3 years	£ 93 over 3 years	<div style="border: 2px solid green; padding: 5px; display: inline-block;"> <p style="margin: 0;">You could save £ 57 over 3 years</p> </div>
<b>Heating</b>	£ 807 over 3 years	£ 846 over 3 years	
<b>Hot Water</b>	£ 747 over 3 years	£ 747 over 3 years	
<b>Totals</b>	<b>£ 1,743</b>	<b>£ 1,686</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

**Energy Efficiency Rating**

<p style="font-size: x-small;">Very energy efficient - lower running costs</p> <table border="1" style="width: 100%; border-collapse: collapse; font-size: x-small;"> <tr><td style="background-color: #4f81bd; color: white;">(92 plus) <b>A</b></td></tr> <tr><td style="background-color: #66c2a3; color: white;">(81-91) <b>B</b></td></tr> <tr><td style="background-color: #99d9c9; color: white;">(69-80) <b>C</b></td></tr> <tr><td style="background-color: #d9ead3; color: white;">(55-68) <b>D</b></td></tr> <tr><td style="background-color: #f4cccc; color: white;">(39-54) <b>E</b></td></tr> <tr><td style="background-color: #f48fb1; color: white;">(21-38) <b>F</b></td></tr> <tr><td style="background-color: #f46d43; color: white;">(1-20) <b>G</b></td></tr> </table> <p style="font-size: x-small;">Not energy efficient - higher running costs</p>	(92 plus) <b>A</b>	(81-91) <b>B</b>	(69-80) <b>C</b>	(55-68) <b>D</b>	(39-54) <b>E</b>	(21-38) <b>F</b>	(1-20) <b>G</b>	<table border="1" style="width: 100%; border-collapse: collapse; font-size: x-small;"> <tr><th>Current</th><th>Potential</th></tr> <tr><td style="text-align: center;">64</td><td style="text-align: center;">65</td></tr> </table>	Current	Potential	64	65	<p>The graph shows the current energy efficiency of your home.</p> <p>The higher the rating the lower your fuel bills are likely to be.</p> <p>The potential rating shows the effect of undertaking the recommendations on page 3.</p> <p>The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).</p> <p>The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.</p>
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**Top actions you can take to save money and make your home more efficient**

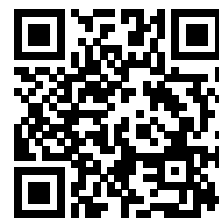
Recommended measures	Indicative cost	Typical savings over 3 years
1 Low energy lighting for all fixed outlets	£25	£ 54

To receive advice on what measures you can take to reduce your energy bills, visit [www.simpleenergyadvice.org.uk](http://www.simpleenergyadvice.org.uk) or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.

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