



305 Paragon Mill 4 Cotton Street, Manchester, M4 5AX
£350,000



**** STUNNING CONVERSION WITH EXPOSED BRICKWORK **** APPROX. 862 SQ. FT. ****** This impressive third floor apartment occupies a corner aspect position in a highly regarded Grade II listed former cotton mill which stands within the immensely popular Ancoats Urban Village. Steeped in history, Paragon Mill is part of the highest concentration of listed buildings in Manchester and the area has evolved beyond recognition over recent years becoming one of the city's favourite neighbourhoods with scores of award winning restaurants and bars including the Michelin starred Mana. Presented to a high standard and retaining many original features, this sumptuous property oozes character with well proportioned accommodation briefly comprising; entrance hallway with storage cupboard, bright open plan living room, contemporary kitchen diner with integrated appliances, two double bedrooms, a luxury bathroom suite with cast iron pillar and en suite shower room. There is a 24 hour concierge service located in the main Royal Mills entrance next to an internal atrium where you will find Ancoats Coffee Company. No onward chain. EPC Rating (D)



- Third Floor Corner Aspect Position
- EWS1 Form with B1 Rating
- Impressive Grade II Listed Mill Conversion
- High Ceilings & Exposed Brickwork
- Short Distance from Northern Quarter, New Islington & Piccadilly Train Station
- Two Double Bedrooms
- Prime Ancoats Location Close to Award Winning Bars & Restaurants
- On Site 24 Hour Concierge Service
- No Onward Chain
- Luxury Bathroom & En Suite Shower Room

