

Apartment 5 Britannia Mills, 11 Hulme Hall Road Castlefield, Manchester, M15 4LA

** SECURE UNDERCROFT PARKING SPACE INCLUDED ** EWS1 FORM WITH A1 RATING ** This exemplary one bedroom loft style apartment occupies a ground floor position in one of Manchester's highly regarded and earliest mill conversions. It retains a wealth of period features including exposed brickwork, cast iron pillar/beams and boasts high vaulted ceilings. Britannia Mills is positioned alongside the Bridgewater canal in a quiet Castlefield location and is a short walk from Deansgate via the canal tow path with several bars and restaurants en route. Combrook tram stop is also within easy reach in the opposite direction and the building is perfectly positioned for swift access to Mancunian Way. The well maintained development is accessed via an impressive landscaped courtyard with inset lighting and offers a residents' only gym. The impressive accommodation briefly comprises; entrance hall with storage cupboard, spacious living room with further storage cupboard, double height doors leading to the courtyard and an additional glazed door opening to steps leading out to the front, galley style kitchen, bright double bedroom, a three piece bathroom suite and useful mezzanine level. Included with the apartment is an allocated undercroft parking space which is accessed via electric gate to the side of the building. No onward chain.

Lease: 999 years from 1999

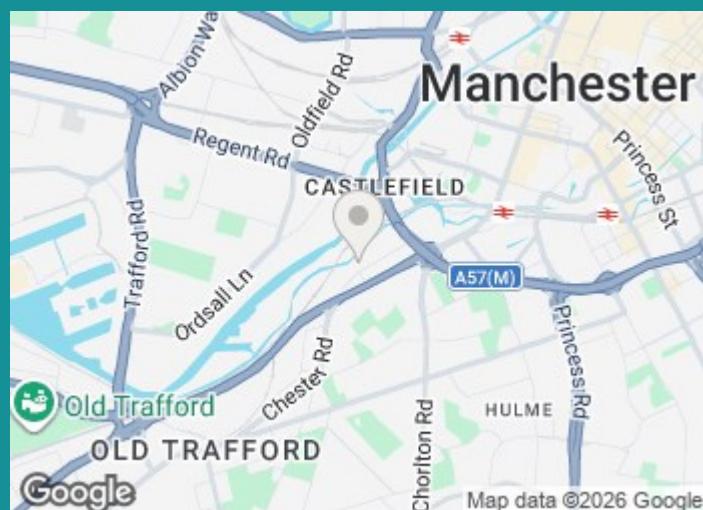
£250,000

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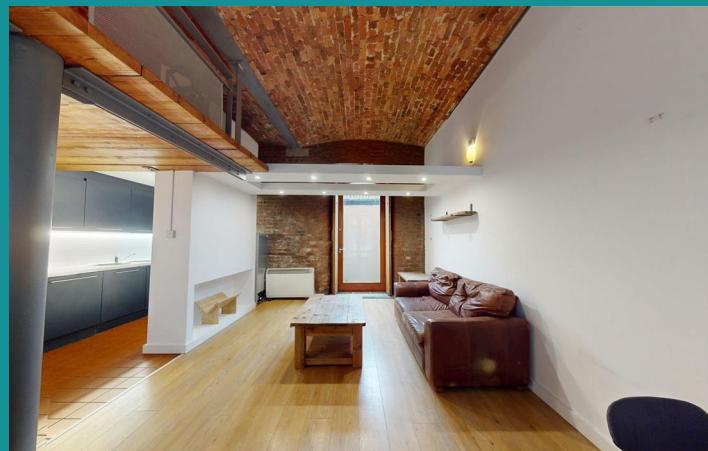
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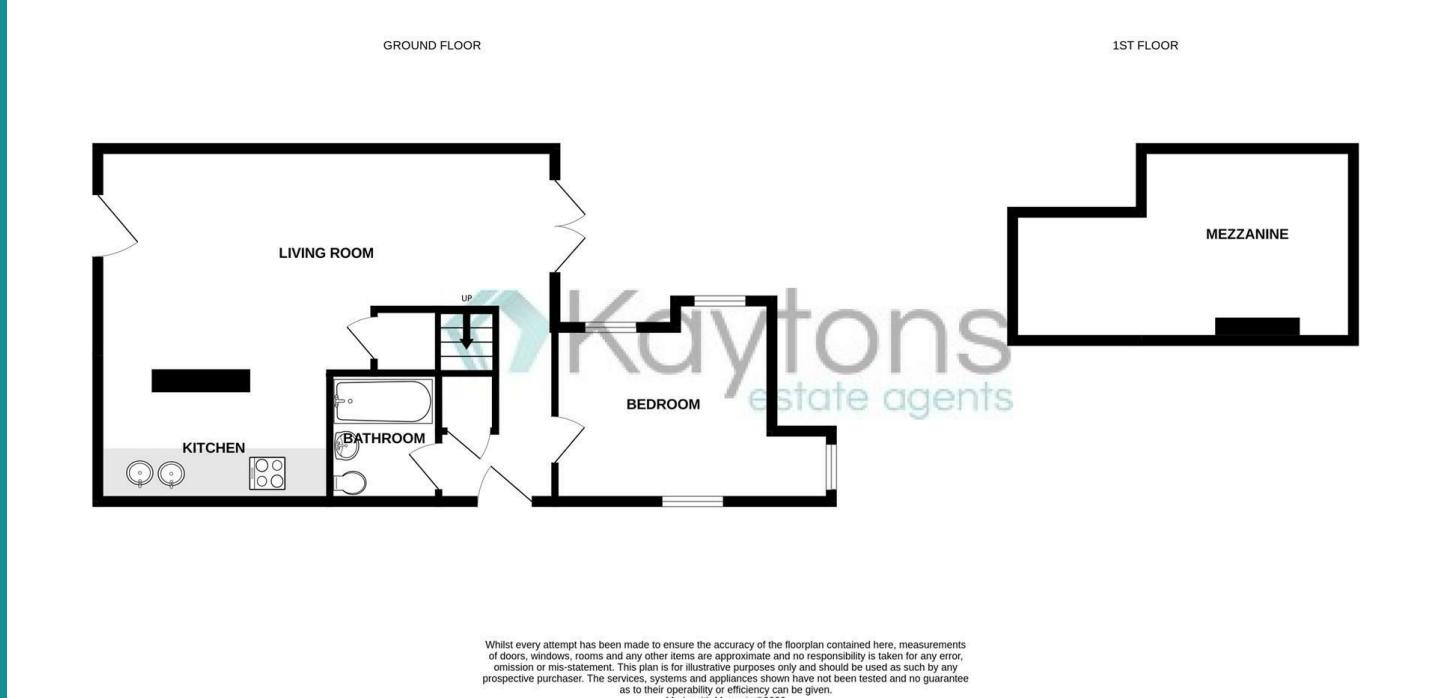
- EWS1 FORM WITH A1 RATING
- CASTLEFIELD LOCATION
- EXPOSED BRICKWORK, HIGH VAULTED CEILINGS AND CAST IRON BEAMS
- CLOSE TO CORNBROOK TRAM STOP & MANCUNIAN WAY
- SECURE UNDERCROFT PARKING SPACE
- POPULAR MILL CONVERSION WITH COMMUNAL COURTYARD
- NO ONWARD CHAIN
- IMPRESSIVE ONE BEDROOM APARTMENT + MEZZANINE LEVEL
- RESIDENTS' GYM
- SHORT WALK FROM DEANSGATE VIA CANAL TOW-PATH



Directions



Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		EU Directive 2002/91/EC	

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