



Apartment OS 604 Royal Mills, Cotton Street, Offers Over £260,000



**** SECURE ALLOCATED PARKING SPACE INCLUDED ** EWS1 FORM AVAILABLE, MORTGAGE BUYERS WELCOME **** A beautifully presented one bedroom apartment situated on the sixth floor of a highly regarded former cotton mill development overlooking the Rochdale canal. Forming part of a cluster of Grade II listed buildings, Old Sedgwick is an impressive conversion which shares a central glass atrium with an independent coffee shop and benefits from an on site concierge service. The area has seen significant changes over recent years and Ancoats is now a hugely popular neighbourhood with an eclectic selection of restaurants and bars. It also offers easy access to Piccadilly train station and is walking distance to the Northern Quarter. The property and indeed the building itself, offers original features including vaulted ceilings, sash windows and cast iron pillars. The immaculate accommodation briefly comprises; entrance hallway with storage cupboard, bright open plan living room, fitted kitchen with integrated appliances, a generous double bedroom and a three piece bathroom suite. No onward chain. EPC Rating (C)

- Impressive Grade II Listed Development
- Immaculate One Bedroom Apartment
- On Site Concierge Service, Central Atrium & Coffee Shop
- Desirable Mill Conversion
- Close to Piccadilly, New Islington Tram Stop & Northern Quarter
- Secure Allocated Parking Space Included
- Sixth Floor Position Overlooking Rochdale Canal
- Boasting Period Features
- Popular Ancoats Location
- No Onward Chain

