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Ascend

Built on higher standards



Crusader Mill, Crusader Mill, Chapeltown Street, Manchester

£350,000

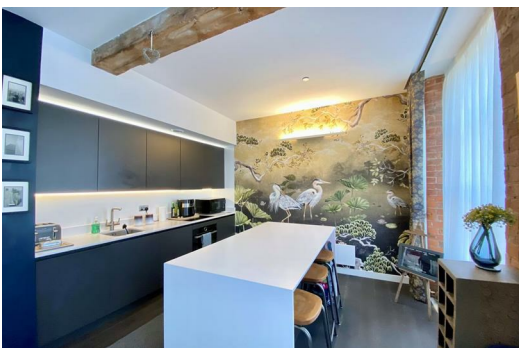
This exquisite two-bedroom apartment is located in a beautifully restored 200-year-old mill, which has been transformed into exceptional loft apartments by Capital & Centric. The Crusader was designed by Shedkm, an award-winning architectural firm, and is the perfect choice for those who appreciate intricate details such as texture and space, and are seeking maximalist interiors.

The Crusader is situated in the up-and-coming Piccadilly East neighborhood in Manchester, providing easy access to the trendy bars and cafes in Ancoats and Northern Quarter. It is also just a five-minute walk from Piccadilly Station.

These apartments exude industrial charm, with exposed bricks, timber beams, high ceilings, and expansive windows that fill the space with natural light. The open-plan kitchen and living area have been recently upgraded, featuring a breakfast bar with a quartz worktop, custom fitted wardrobes in the master bedroom, and a main bathroom with an airing cupboard that houses the washer/dryer.

The mill boasts a beautiful private garden at its center, complete with WiFi, gas-fed BBQs, and fire pits. The Crusader is a true community where residents know their neighbors and pets are welcome too.

Service Charge: £3000pa
Ground Rent: £448pa (RPI Linked, Reviewed every 5 years)
Lease: 250 Years From 2015
Management Company: Urban Bubble
EPC: E
Council Tax: E £2207pa
100% Ownership



Apartment 12, Crusader Mill Chapeltown Street, Manchester, Lancashire, M1 2EW

Entrance Hallway

With a front aspect door providing access from the communal courtyard and walkway. Built in storage cupboard housing the hot water tank and plumbing for an automatic washing machine. Wall mounted electric heater, doors to bedrooms and bathrooms, engineered wood flooring. Opening through to;

Open Plan Living Room, Kitchen & Diner

86'5" maximum x 66'2" maximum (26.35 maximum x 20.18 maximum)

From the entrance hall you're instantly greeted with an abundance of charm. Large double glazed windows flood the room with natural light, whilst the exposed brick work, high ceilings and exposed beams make this fantastic space come alive.

In addition to the seating/living area, there is also ample space for a large dining table, perfect for entertaining!

The fitted Kitchen is complete with a range of contemporary wall mounted and base level units, perfectly complimented with quartz work top surfaces over incorporating a stainless steel sink with mixer tap. There is a range of integrated appliances, including a fridge, separate freezer and a 'Bosch' dishwasher.

The practical central island provides additional cupboard space and a breakfast bar area.

Wall mounted electric heaters, feature built in storage cupboard and shelving, continuation of the engineered wood flooring.

Bedroom One

34'7" maximum x 32'8" to wardrobe front (10.55 maximum x 9.96 to wardrobe front)

A further double bedroom with exposed brickwork, large double glazed window and a wall mounted electric heater. Continuation of the engineered wood flooring.

This bedroom has the added benefit of bespoke fitted wardrobes with hanging rails and storage shelving.

Bedroom Two

39'0" maximum x 37'7" maximum (11.89 maximum x 11.46 maximum)

A generously sized double bedroom with exposed brickwork, high ceilings and a feature double glazed window. Wall mounted electric heater, continuation of the engineered wood flooring. Door to the en suite shower room.

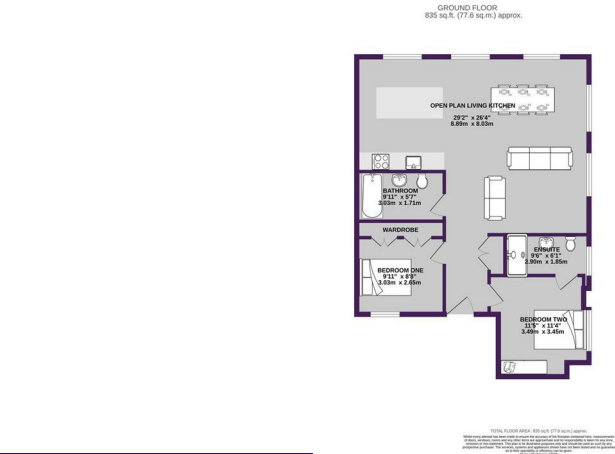
En Suite Shower Room

Furnished with a modern and contemporary three piece suite comprising; Fully tiled walk in shower enclosure with a rain head shower over, vanity wash hand basin and a low level WC. Tiled floor, chrome heated towel rail, exposed brickwork and double glazed windows with internal bespoke shutters providing ample privacy.

Feature lighting, extractor fan, wall mounted heated/de-misting mirror and built in storage cupboard space.

Main Bathroom

Furnished with a modern and contemporary bathroom suite comprising; Panelled bath with shower screen and rain head shower over, vanity wash hand basin and a low level WC. Part tiled walls, tiled flooring, feature lighting, chrome heated towel rail, wall mounted heated/de-misting mirror and built in storage cupboard space.



Energy Efficiency Rating				Environmental Impact (CO ₂) Rating			
Very energy efficient - lower running costs	A	B	C	Very environmentally friendly - lower CO ₂ emissions	A	B	C
92-100	A	88-91	82-87	34-47	A	48-51	42-47
82-91	B	72-81	62-71	28-33	B	38-41	32-37
72-81	C	62-71	52-61	22-27	C	32-37	26-31
62-71	D	52-61	42-51	16-21	D	26-31	20-25
52-61	E	42-51	32-41	10-15	E	20-25	14-19
42-51	F	32-41	22-31	4-9	F	14-19	8-13
32-41	G	22-31	12-21	0-3	G	8-13	2-7
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			