



£125,000

TWO BEDROOMS *TWO BATHROOMS* *THIRD FLOOR* *HISTORIC OLD MILL COMPLEX* *FANTASTIC ON-SITE AMENITIES* *WELL PRESENTED* *IDEAL FOR INVESTORS & FIRST TIME BUYERS*
CLOSE TO SALTIRE & SHIPLEY

Nestled within the historic Old Mill complex on Salts Mill Road, this fantastic third-floor apartment offers a unique blend of modern living and rich heritage. With two well-proportioned bedrooms and two bathrooms, this residence is perfect for individuals or small families seeking comfort and convenience. As an end apartment, it benefits from added privacy with only one neighbour, allowing for a peaceful living environment. The spacious reception room is ideal for relaxation or entertaining guests, while the well-equipped kitchen provides all the essentials for culinary enthusiasts. Residents of this remarkable property enjoy access to a range of on-site amenities, including a concierge service, a salon, a yoga studio, a tennis court and the fantastic Copper & Moss restaurant - ensuring a lifestyle of leisure and convenience. The vibrant communities of Shipley and Saltire are just a stone's throw away, offering a variety of shops, cafes, and cultural attractions to explore.

This apartment not only provides a comfortable living space but also a lifestyle enriched by the charm of its surroundings. Whether you are looking to invest or find your new home, this property is a splendid opportunity not to be missed.

Leasehold Information:

All leasehold info must be verified by your solicitor prior to purchase

Years remaining: 104

Ground Rent: £301.93 per annum

Buildings Insurance: £1057.41 per annum

Service Charge: £2829.36

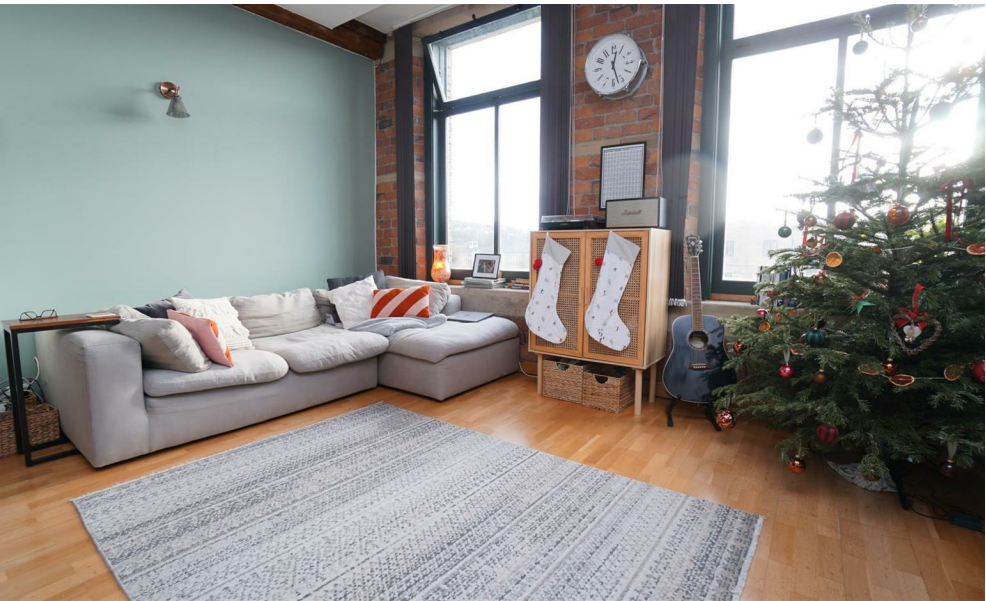
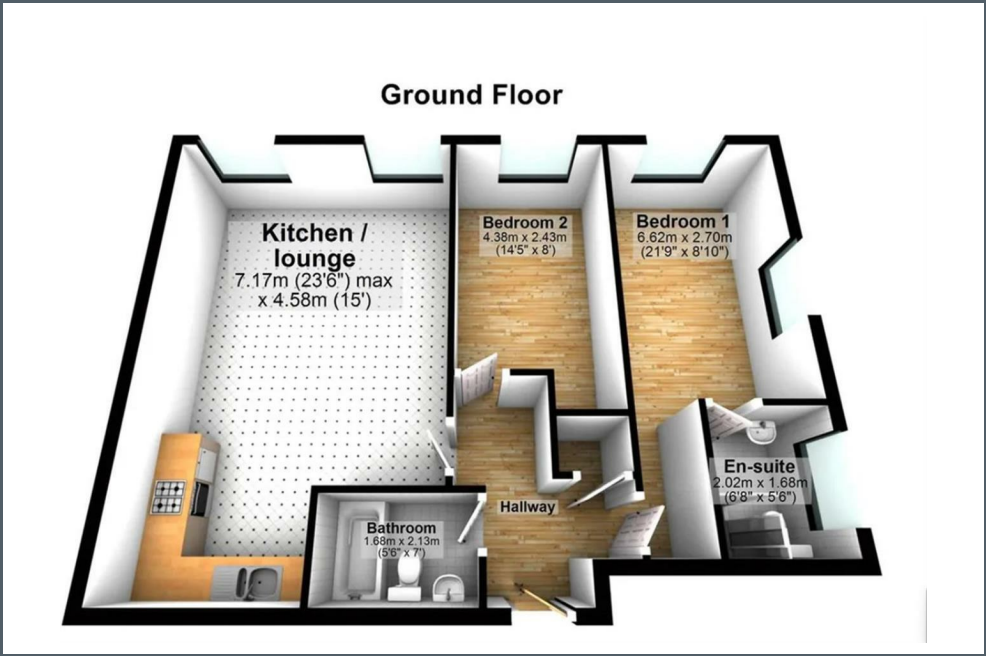
Ask us about....

AUCTION

CONVEYANCING

MORTGAGES

SURVEYS



These particulars do not form part of any contract and no statements are made without any responsibility on the part of their clients. Applicants must investigate for themselves that statements are correct and no agent whether the partner or employee has the authority to make any representation or warranty whatsoever in respect of this property.

IMPORTANT NOTICE: WHILST WE ENDEAVOUR TO MAKE OUR SALES DETAILS ACCURATE AND RELIABLE, THEY SHOULD NOT BE RELIED ON AS STATEMENTS OR REPRESENTATIONS OF FACT AND DO NOT IN ANY WAY CONSTITUTE A CONTRACT.

PROSPECTIVE PURCHASERS SHOULD SATISFY THEMSELVES THAT DIMENSIONS ARE CORRECT AND THAT MAINS SERVICES ARE OPERATIONAL.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	79	England & Wales	EU Directive 2002/91/EC	56