



## The Mill, Stalybridge, SK15 1AS

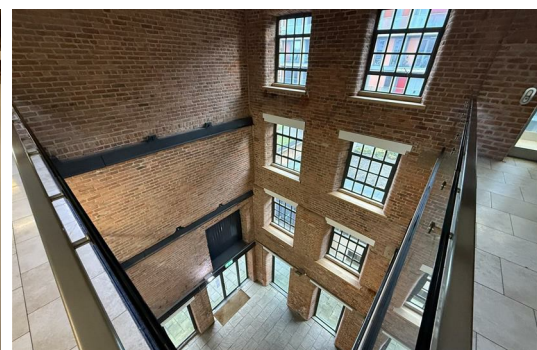
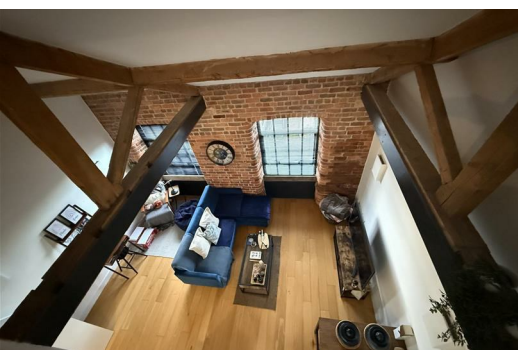
### Offers over £140,000

Located in the heart of Stalybridge, this stunning third-floor apartment in The Mill on Castle Street offers a unique blend of modern living and historical charm. As part of the renowned Urban Splash development, this property showcases a high specification fit-out while beautifully retaining the original features of exposed stone, brick, and steelwork, creating a truly distinctive living space.

The apartment comprises one spacious bedroom, a well-appointed bathroom, and a welcoming reception room that invites natural light, making it an ideal retreat for both relaxation and entertaining. The lift access ensures convenience, allowing easy movement between floors.

Location is key, and this apartment does not disappoint. Just a five-minute walk from Stalybridge Train Station, residents will enjoy excellent transport links to Manchester City Centre, making it perfect for commuters or those who wish to explore the vibrant city life.

This property is perfect for individuals or couples seeking a stylish and contemporary home with character or for a Landlord to rent with a great revenue return. With its prime location and exceptional design, this apartment is a rare find in the Stalybridge area. Don't miss the opportunity to make this remarkable space your own.





GROUND FLOOR

Open Plan Living

27'6" x 17'0" (8.38m x 5.18m)

Two double glazed windows over looking the front of the build. Open plan living room / kitchen space. Stairs leading up to bedroom

Kitchen Area

4'0" x 8'2" (1.22m x 2.50m)

Base & top units with small round sink & electric fitted oven and 4 ring ceramic top

Bathroom

4'0" x 8'0" (1.22m x 2.44m)

Large walk in shower , square vanity fitted unit and sink. toilet.

Cloak / washing machine

4'0" x 4'0" (1.23m x 1.22m)

Small cupboard with washing machine and coat rack

FIRST FLOOR

Bedroom 1

10'0" x 17'0" (3.05m x 5.18m)

Four skylights in roof as the apartment is on the top 3rd floor. Stairs leading down

DISCLAIMER

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Total area: approx. 621.0 sq. feet

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A			(81 plus) A		
(81-91) B			(51-81) B		
(69-80) C			(39-50) C		
(55-68) D			(25-38) D		
(39-54) E			(15-24) E		
(21-38) F			(9-14) F		
(1-20) G			(1-8) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	