



HULME HALL ROAD  
CASTLEFIELD

£335,000

 2 BEDROOMS

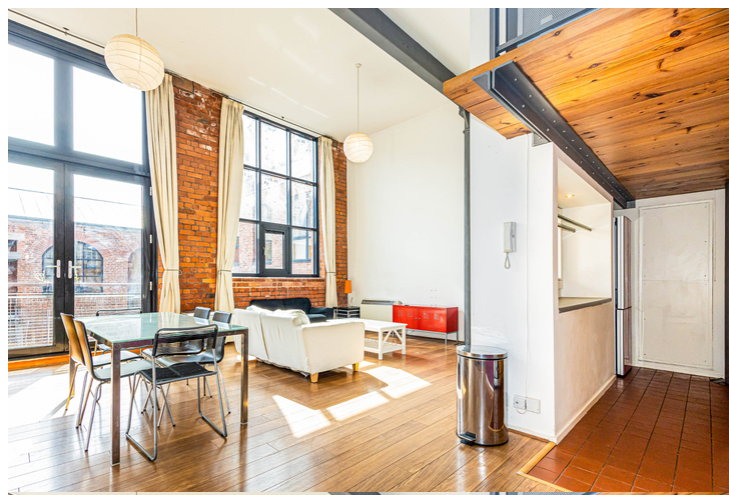
 2 BATHROOMS

 1 RECEPTION

 EPC GRADE:- C



**VITALSPACE**  
INDEPENDENT ESTATE AGENTS

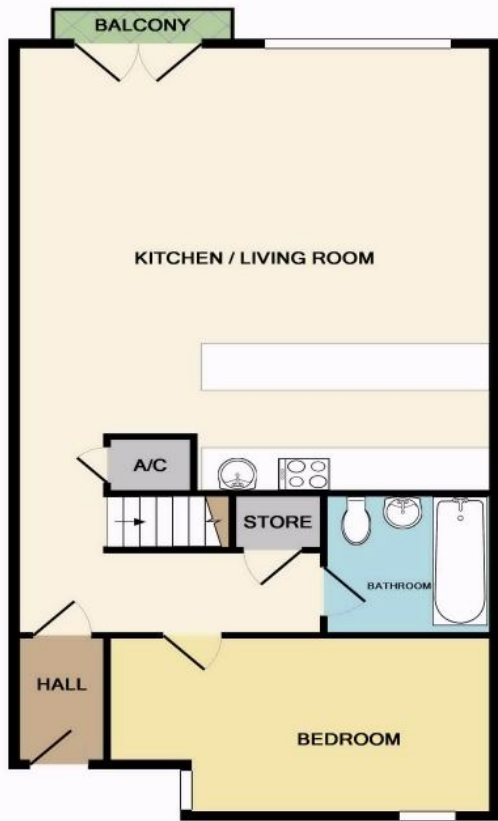


# Hulme Hall Road, Castlefield, M15 4LB

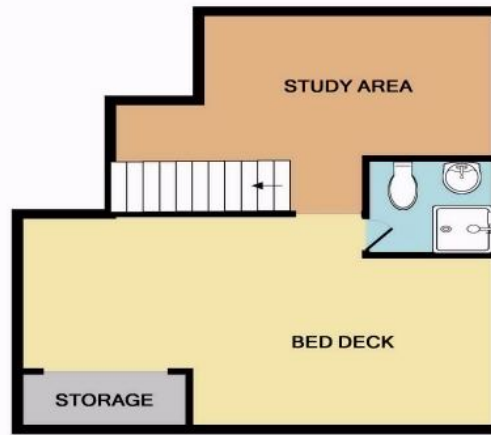
**\*\*VIDEO TOUR\*\* - \*\*AVAILABLE NOW\*\* - \*\*PARKING INCLUDED\*\*** - VITALSPACE ESTATE AGENTS are pleased to offer for sale this well presented TWO DOUBLE BEDROOM loft style apartment in this exceptional converted Victorian Mill, on the edge of Castlefield. Presented to a high standard, this SECOND FLOOR APARTMENT benefits from a galleried bed deck plus one double bedroom. The living room retains masses of original character including exposed brickwork, original steel girders and high ceilings. There is a RESIDENTS' COMMUNAL GYM within the development and a secure PARKING SPACE is included. The Britannia Mills development is an iconic, sought after Urban Splash development finished to a high standard retaining bundles of original features; exposed brickwork, original steel girders and high ceilings. The development benefits from a residents gym, beautiful communal gardens as well as a tranquil outside seating area and is just five minutes walk from Deansgate railway / Metro-link station and easy access to the M60/M602 and M56 motorway networks. This is an award winning former Victorian mill conversion by Urban Splash which comprises of 125 loft style apartments which was completed in 2000. Offering a secure canal side







GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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## Features

- Two double bedrooms
- Converted Victorian Mill
- Many original features
- 1100 Sq Ft 106 Sq M
- En Suite Shower Room
- Close to Deansgate
- Secure Parking Space
- No onward chain
- Desirable development
- Viewing recommended

## Frequently Asked Questions

How long have you owned the property for? 18 years

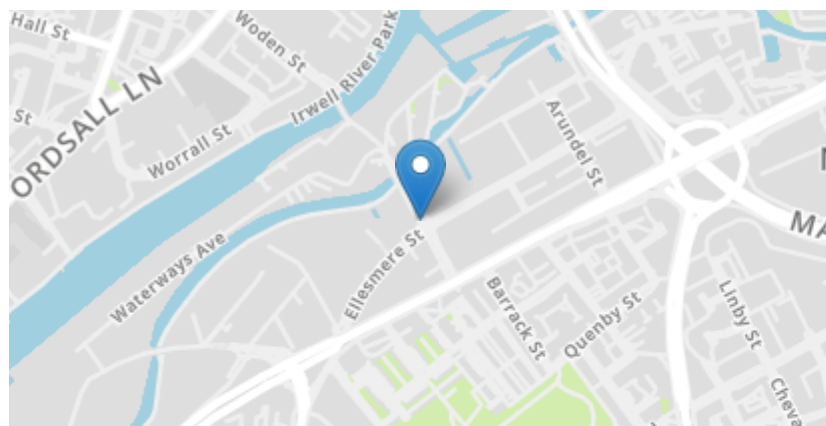
Tenure: Leasehold

Ground Rent - £100 per year

Service Charge - £228.12 per month

Reasons for sale of property? Sale of buy to let property

If you would like to submit an offer on this property, please visit our website - <https://www.vitalspace.co.uk/offer> - and complete our online offer form.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	78	83
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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