



## Apartment 5.03 New Sedgwick Mill, M4 5BD

### **£242,500 Leasehold**

- Period Conversion
- 2 Double Bedrooms
- 2 Bathrooms
- 2 Receptions
- Secure Parking
- Original Features



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A two bedroom, two bathroom duplex apartment located on the edge of the Northern Quarter in the high specification Royal Mill development. The property briefly comprises of circa 1024 sqft of accommodation including 2 reception areas, fully fitted kitchen with integrated appliances, master bedroom with en-suite bathroom, second double bedroom and further bathroom. The property benefits from secure allocated parking.

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Fifth floor apartment entered through secure communal entrance where stairs or lift rise to the fifth floor. Entrance to the apartment is through wooden front door with peephole into Reception Hallway.

## Level 1

Hallway incorporating storage cupboard housing hot water tank and space for washing machine, wooden oak flooring, wall lights, stairs rising to master bedroom and doors radiating to the rest of the accommodation.

### Lounge & Open Plan Kitchen (17'4 reducing to 10'5"x 17'8" reducing to 12'2")

The lounge incorporates two large arched double glazed windows with exposed curved feature brick wall, two radiators, two wall lights, TV, Telephone and Satellite points and staircase to second lounge on upper level.

Kitchen is fitted to include a range of eye and base level units with granite work surfaces and under unit lighting. Appliances are fitted to include integrated CDA fridge freezer, integrated CDA dishwasher, built in Smeg oven, built in Smeg electric hob, 1 ½ stainless steel sink with drainer, rope lights and tiled flooring.

### Bedroom 2 (max 11'11" x 10'1")

Boasting large double-glazed multi-paned arched windows, steel column and feature brick wall. Bedroom also includes radiator, carpeted flooring and wall lighting.

### Shower room

With double shower tray with glass sliding door, overhead Hans Grohe shower and tiling to splash backs, wooden vanity shelf, wall mounted mirror, wall mounted hand wash basin with Axor Hans Grohe mixer tap, wall mounted WC, heated towel rail, shaving socket, extractor, wall lights and pebble tiled flooring.

## Level 2

### Lounge 2 (15'6 x 15'2" max)

First floor reception area incorporates two Velux windows to ceiling as well as feature wooden ceiling and a feature steel column. Also includes wall lighting, radiator, carpeted flooring, TV, Satellite and Telephone points and doors radiating to the rest of the accommodation.

### Bedroom 1 (14'1" x 10'11" max)

The master bedroom includes Velux window to ceiling, fitted double wardrobes, carpeted flooring, radiator, wall lights, TV and telephone points and door to stairs.

### En-Suite

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Incorporating velux window, panel bath with Hans Grohe fittings including mixer shower, glass splash screen and tiling to splash backs, wall hung WC, wall mounted hand wash basin with Hans Grohe mixer tap, wooden vanity shelf, wall mounted mirror, heated towel rail, wall lights and tiled flooring.

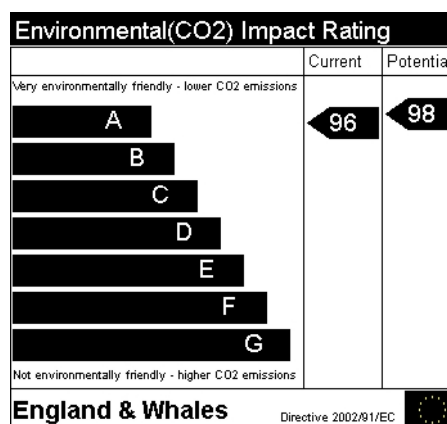
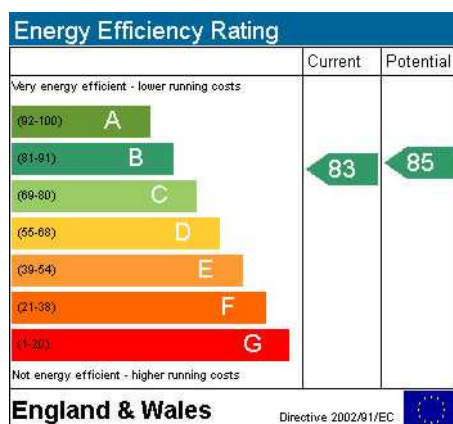
## Outside

The property benefits from secure allocated parking.

## Other Information

Tenure: Leasehold with approximately \*\*\* years remaining.

Service Charge: To be confirmed.



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