

PETER  
ANTHONY  
EST 1986

Apartment 51, Britannia Mills,  
Hulme Hall Road, Manchester,  
M15 4LA  
Asking Price: £264,950

Loft Style One Bedroom Apartment  
638 sqft of Living Space  
Allocated Parking Space  
Chain Free  
Communal Garden & Residents Gym  
Viewing Advised



**Nestled within a charming loft-style period conversion, this chain-free first-floor apartment presents a unique opportunity for discerning buyers. Spanning 638 sq ft, the property exudes modern elegance while retaining its historical charm. The spacious interior includes one well-appointed bedroom, providing a tranquil sanctuary for relaxation.**

**Step outside onto your private balcony or explore the communal gardens for a peaceful escape. With on-site resident gym facilities and convenient parking, this property offers both comfort and convenience. Located in a well-maintained development, this apartment is ideal for first-time buyers, downsizers, and investors alike.**

**Don't miss out on this fantastic opportunity to own a piece of history. Book a viewing today and experience the perfect blend of contemporary**

**living in a characterful setting.**

#### **First Floor**

##### **Entrance Hall**

##### **Living Room:**

22'8" x 15'3" (6.9m x 4.65m):

Double glazed windows to two aspects, exposed brick walls, ceiling light point, electric storage heaters and carpet.

##### **Kitchen:**

7'5" x 5'10" (2.26m x 1.78m):

Tiled flooring, ceiling light point, a range of base and wall units with roll top work-surface, tiled splash back,

stainless steel sink with drainer, four ring halogen hob, integrated double electric oven and extractor hood.

#### **Balcony**

##### **Mezzanine**

##### **Bedroom:**

11'5" x 11'4" (3.48m x 3.45m):

Wooden flooring and wall mounted light fitting.

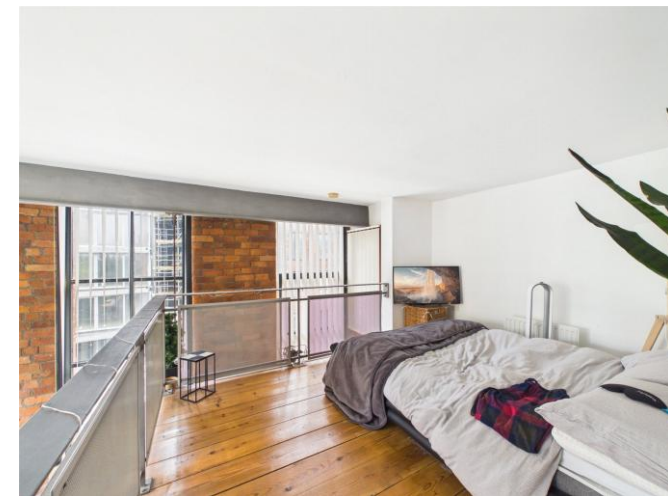
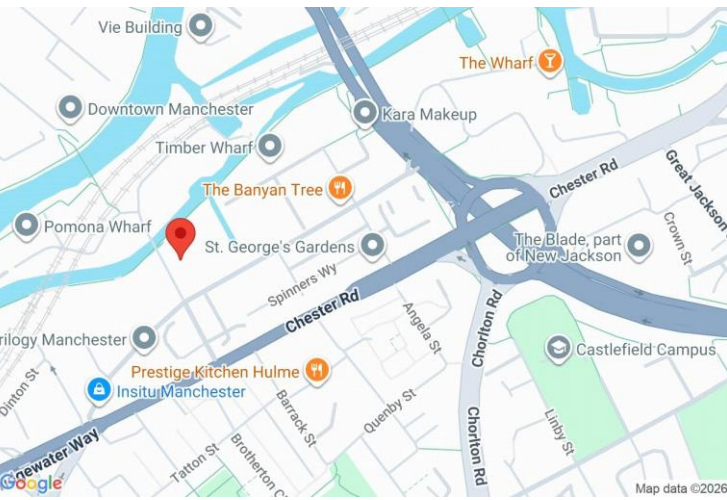
##### **Bathroom:**

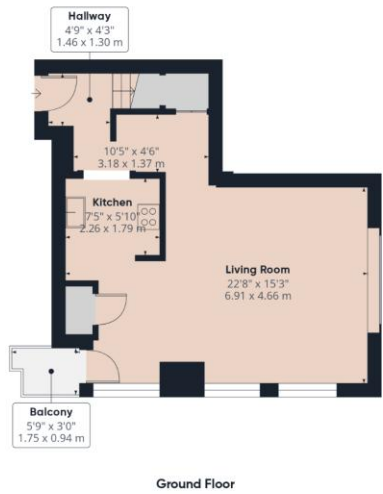
7'2" x 4'11" (2.18m x 1.5m):

Vinyl flooring, two wall lights, heated towel rail, low level wc, wall mounted hand wash basin, panelled bath with thermostatic mixer shower and glass shower screen.

## Entrance Hall:

Set within well maintained communal grounds, with allocated parking space for one car and access to on-site residents gym.





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**Approximate total area<sup>(1)</sup>**  
638 ft<sup>2</sup>  
59.2 m<sup>2</sup>

**Balconies and terraces**  
17 ft<sup>2</sup>  
1.6 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

**COUNCIL TAX BAND**

Tax band C

**TENURE**

Leasehold 973 years 6 months

**LOCAL AUTHORITY**

Manchester City Council

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements