



HENRY  **WILTSHIRE**

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Henry Wiltshire Limited Company Registration No. 07120440 VAT Registration No. 994 397 354

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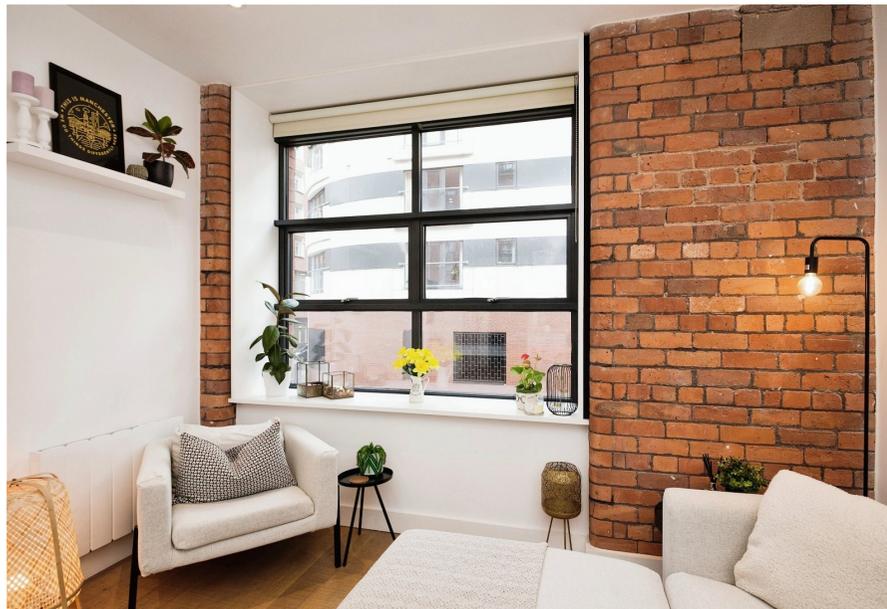
New Little Mill, 60 Radium Street M4

Guide Price £425,000

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Following a careful restoration, the development was completed in 2020 and now offers 68 one, two and three bedroom residential apartments. In the bustling heart of Ancoats, the property provides instant access to an array of independent shops, bars, cafes and restaurants at both Cutting Room Square and New Islington Marina.

The property provides 920 sq/ft of accommodation and comprises: communal entrance to an impressive industrial atrium, spacious living room with feature full height windows and exposed brickwork, open plan to upgraded fitted kitchen with integrated appliances, central island and storage cupboard, large double main bedroom with fitted wardrobe, superb en suite shower room, further double bedroom and a fitted bathroom with shower over the bath. EPC RATNG C (76)



Floor Area: 920 sq. ft.

Tenure: Leasehold

Service Charge: £3101.76 per annum

Ground Rent: £250 per annum



Total floor area 85.5 sq.m. (920 sq.ft.) approx.
 This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).
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