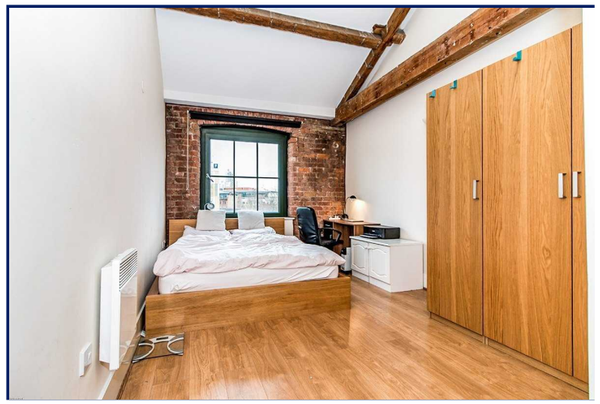
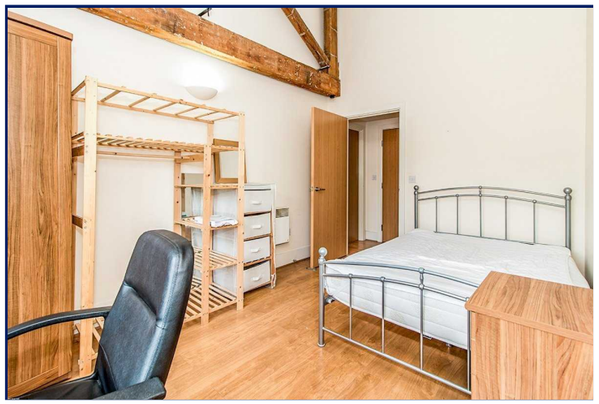
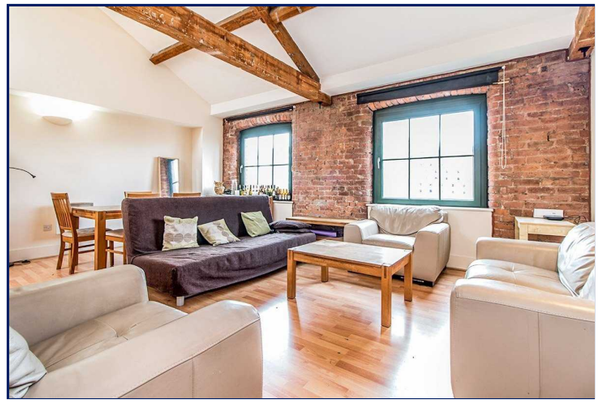
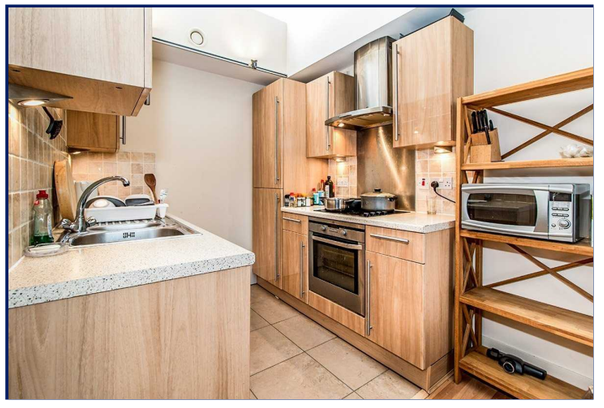




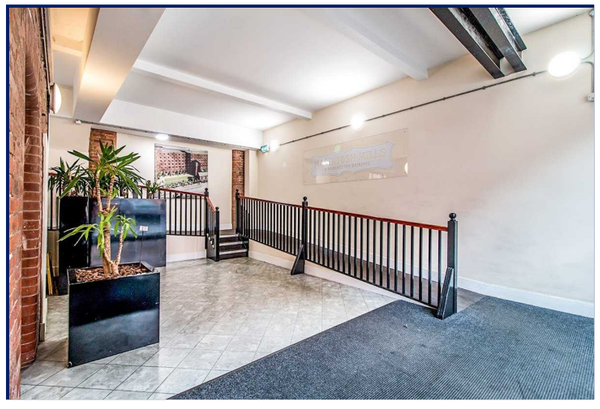












Macintosh Mills, Cambridge Street,
Manchester, M1

Asking Price: £250,000
Leasehold

Reeds Rains

reedsrains.co.uk

Macintosh Mills, Cambridge Street, Manchester, M1

Asking Price: £250,000 Leasehold

Council Tax Band: D
EPC Rating: D

A well-proportioned 2 double bedroom top floor apartment within the historic Macintosh Mills. The development is part of Manchester's Southern Gateway, with excellent access to Oxford Road and Deansgate stations, the universities, shops, cultural venues, and a range of bars and eateries. Featuring exposed brickwork and beams, this would be a fantastic opportunity for both owner-occupiers and investors with no onward chain. EPC Rating D.

4TH FLOOR
Secure communal entrance from Cambridge Street. The apartment can be accessed via lift or stairs.

Entrance Hall
Wooden-style flooring, large utility cupboard with water heater and plumbing for a washing machine.

Living Area
19'9" x 13'8" (6.02m x 4.17m)
A spacious and flexible living/dining area with wooden-style flooring, two large windows, exposed brickwork and raised ceiling with feature beams.

Kitchen
7' x 5'3" (2.13m x 1.6m)
Fitted base and wall units, integrated electric oven and hob with extractor hood, 1.5 bowl sink with mixer tap, integrated fridge/freezer, tiled floor.

Bedroom 1
13'3" x 9'10" (4.04m x 3m)
Window within exposed brick wall, wooden-style flooring, raised ceiling with feature beams. Door to:

Ensuite
Shower cubicle, wash basin, WC and heated towel rail.

Bedroom 2
13'8" x 9'4" (4.17m x 2.84m)
Window within exposed brick wall, wooden-style flooring, raised ceiling with feature beams.

Bathroom
Panelled bath with shower over, wash basin, WC and heated towel rail.

Please Note
We understand that fire-safety related remedial works are pending at the development. We have seen written confirmation that the original developer Taylor Wimpey has committed to funding life-critical fire safety improvement works that are required to bring the development to a (B1) EWS1 rating in line with PAS9980 guidance. Prospective buyers requiring a mortgage should seek guidance from their broker or lender.

Leasehold/Council Tax
Lease term: 999 years from 1st January 2006.
Ground rent: £250 per annum.
Service charge: £1839.20 for period 01/01/26-31/12/26.
Building and chimney insurance: £741.62 for period 01/09/26-31/08/27.
Please verify lease details with your solicitor.
Council tax band D (Manchester City Council).

Agent's Note
To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.

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We may refer you to recommended providers of ancillary services such as Conveyancing, Mortgages, Insurance and Surveying. We may receive a referral fee for recommending their services. You are not under any obligation to use the services of the recommended provider, which may also be an associated company of Reeds Rains.

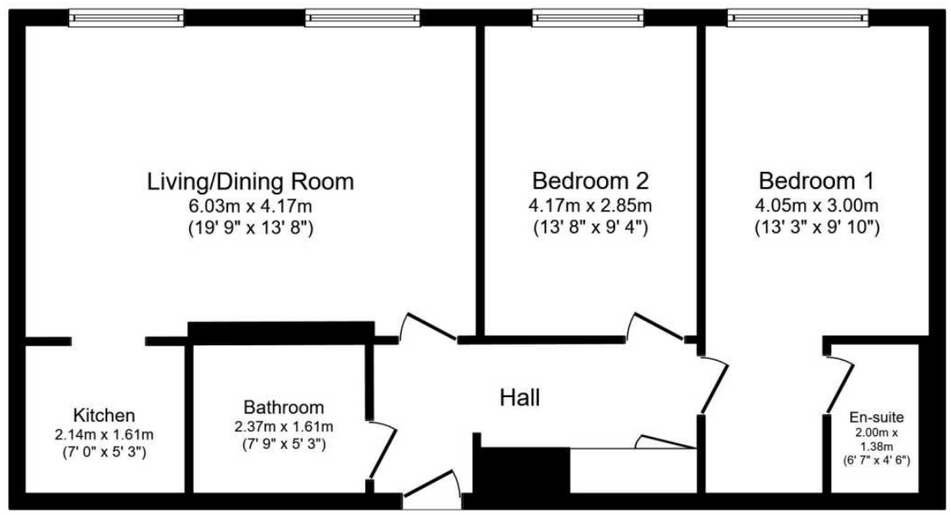
All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.



For full EPC please contact the branch.



4th Floor Plan

Total floor area 75.0 sq. m. (807 sq. ft.) approx
This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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Other important information which you will need to know about this property can be found at reedsrains.co.uk