



**JULIE TWIST
PROPERTIES**



Avro, Binns Place, Manchester

Offers Over £600,000

Julie Twist Properties are delighted to offer an exceptionally distinctive two-bedroom apartment in the opulent Avro complex. This newly converted building in Ancoats is in a highly sought-after location! With its lavish blend of modern luxury fixtures, heritage, and character, Avro distinguishes itself as a premium living space in a desirable central Manchester postcode.

- Stunning and Spacious Two Double Bedroom Apartment
 - Loft Style Apartment In Victorian Mill Conversion
 - High Specification
- Parking Space Included
- Ancoats and New Islington Location
- Beautiful Communal Gardens
- Traditional features such as exposed Beams and Brickwork

DESCRIPTION

Beautifully presented, the interior accommodations consist of an enormously roomy open-concept living, kitchen, and dining area that is accessed through an entrance hallway. Large windows that let in an abundance of natural light across the living area are a bonus. The apartment's location provides a calm haven amidst Ancoats' activity is highlighted by views of the nearby canal from the living room.

There are two generously sized double bedrooms, the main one with an amazing en suite bathroom and a spacious walk-in wardrobe. An exquisite three-piece suite with the same level of finishing can be found in the main bathroom. Plenty of storage space is available in the boiler cupboard, and one of the bedrooms has access to a private outside garden area. High-end appliances and pre-wired hyperoptic broadband access are features of the apartment. This is a convenient and safe location to live, with CCTV in the common areas, video entrance, and key card access. Included is a safe, gated parking area for cars and a private residents garden, perfect in the summertime!

Numerous distinctive character traits that relate to the building's storied past may be found throughout the site. Constructed in 1825, Brownsfield Mill began operations as a "Room and Power Mill" alongside the Rochdale Canal, driven by a steam engine of sixty horsepower. Once home of A.V. Roe & Co., Britain's first aircraft manufacturer and builder of the famous Lancaster and Vulcan planes, Avro is a Grade II* listed building.

It is now believed to be the oldest mill chimney still standing in Manchester since it is the only mill in the vicinity to still have its original stair and tower chimney. This flat is a great opportunity for anyone searching for something unique to buy a home that is unquestionably an important component of Manchester's architectural legacy.

Ancoats is now widely considered as one of, if not the most, popular residential areas of Manchester City Centre and has the perfect mix of old and new, with converted mills, cobbled streets and canals blending in with architecturally impressive new developments. Ancoats hosts some of Manchester's most highly reviewed restaurants and bars and has a great atmosphere everywhere you go. Piccadilly station, Shudehill bus station/tram stop and Victoria station are within 15 minutes' walk. The main shopping areas of Market Street and the Arndale are only ten minutes' walk away and the hustle and bustle of the Northern Quarter is only 5 minutes' walk away. The New Islington Marina also now offers beautiful waterside outside space to enjoy and Cutting Room Square is just seconds away.

GENERAL

Rental Yield: 6.20% (based on an expected rental of £3,100 pcm)
 Service Charge: £3,504 pa approx..
 Ground Rent: £0 pa (the property will be sold with a share of the freehold)
 Lease: 999 years from and including 1 January 2019 to and including 31 December 2266
 Floor Area: 1,266 square foot approx.
 Council Tax Band: E (£2407.16 pa approx.)
 Management Company: RMG

HALLWAY

Engineered timber flooring, spotlights, exposed brick features, access to large storage cupboard with plumbing for washing machine and housing the boiler and video intercom.

LIVING ROOM

Double glazed conversation style window, exposed brick features, exposed ceiling timber milboards and beams, engineered timber flooring, wall mounted heater, phone/TV point, spotlights.

KITCHEN

Open plan to the living area, the kitchen comprises wall and base units, Silestone (quartz) worktop with splashback, AEG integrated dishwasher, AEG electric hob., AEG combined oven and grill, CDA recirculating cooker hood with carbon filter, CDA integrated fridge freezer, Double stainless steel underslung sink with chrome mono bloc tap and spotlights.

MASTER BEDROOM

Double glazed conversation style window, carpeted flooring, wall mounted heater, phone/TV point, ceiling lights and entrance to the ensuite.

2ND BEDROOM

Double glazed conversation style window, carpeted flooring, wall mounted heater, phone/TV point and ceiling lights

MAIN BATHROOM

Accessed via the hallway, a three piece bathroom comprising of white high quality sanitaryware. bath with shower attachment over, WC, sink with mixer tap, chrome finished taps and fittings. heated towel rail, partially tiled walls, ceramic tiled flooring, storage shelving., shaver sockets, extractor and spotlights.

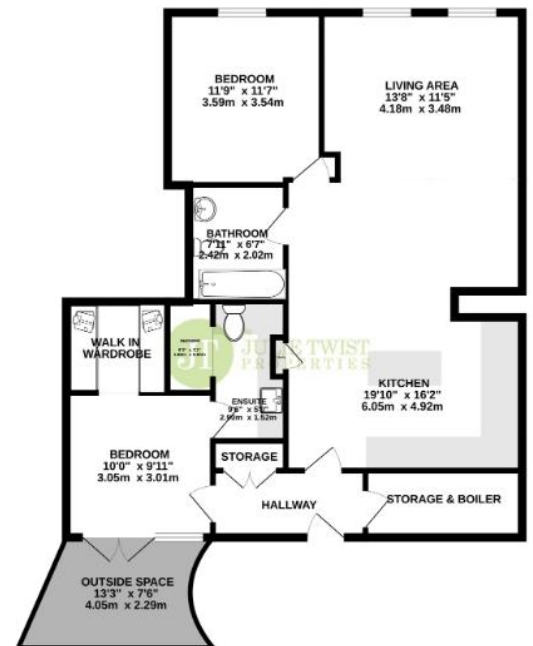
ENSUITE

A three piece bathroom comprising of white high quality sanitaryware. a walk-in shower with glass screens. WC, sink with mixer tap, chrome finished taps and fittings. heated towel rail, partially tiled walls, ceramic tiled flooring, storage shelving., shaver sockets, extractor and spotlights.

IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only, and are not precise. If floor plans where included, these may not be to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.



1266 sq.ft. (117.6 sq.m.) approx.



TOTAL FLOOR AREA: 1266sq.ft. (117.6 sq.m.) approx.
We have every effort to ensure the accuracy of the floorplan contained herein, measurements of floor, window, doors and other built-in elements and/or measurements taken for any other reason or use. 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 operating ability or efficiency can be given.

