



Apartment 575 Titanic Mill, Linthwaite

This fabulous duplex apartment is located on the top floor of this grade II listed former textile mill with amazing views over the surrounding countryside and up the valley towards the Pennine hills. It offers extremely spacious accommodation briefly comprising hall, shower room, utility room, and a substantial open plan living area and kitchen on the entry level, whilst on the upper floor you will find 3 double bedrooms, 2 with en suite shower rooms, and access to a large storage space. It has lift access from the communal entrance hall and 1 parking space within the secure residents car park. Also located within the building is the popular Titanic Spa. The mill enjoys a pleasant setting with countryside on the doorstep and the popular village of Slaithwaite with its varied amenities and railway station is only a short drive away or perhaps take the canal towpath if you fancy a pleasant walk.

Holmfirth

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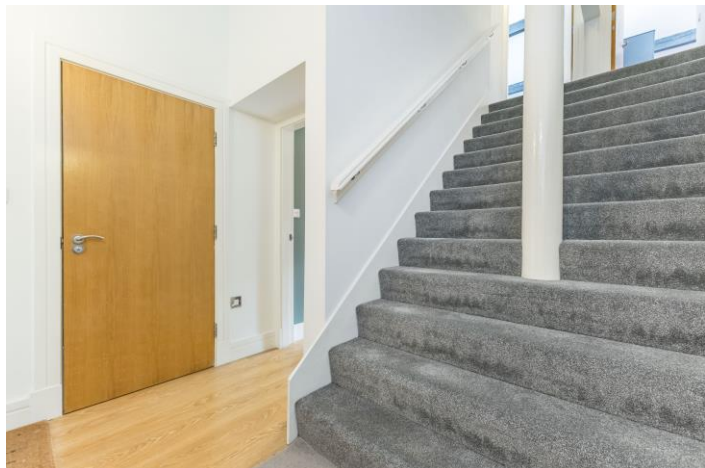
Slaithwaite

Britannia Mill, Britannia Road,
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Communal Entrance

The property is entered via a communal hall with key fob access for residents and intercom door release for visitors. It is served via 2 lifts which take you up to the 5th floor. Further security is enjoyed within the building by internal doors having key fob release. Once you reach the apartment, the accommodation then comprises:-

ENTRY LEVEL



Hall 9'7" x 6'4"

With wood effect flooring, an extra wide staircase rising to the upper level, and the impressive roof timbers and substantial steel supports are on display.



Open Plan Living/Dining Room



Open Plan Living/Dining Room

25'2" x 24'2"

The substantial living area is flooded with natural light courtesy of two large arched windows, one having a door that provides access out to a balcony where you can sit and enjoy the views. There is a wall mounted handset for the intercom/door release system, access to an understairs storage cupboard, and the room is finished with wood effect flooring.



Kitchen Area

25'2" x 24'2"

Fitted with a range of wall and base units and ample work surfaces which incorporate a 1½ bowl sink with mixer tap, and extends to create a small breakfast bar. Integrated appliances include a ceramic hob with stainless steel splashback and extractor hood over, oven & grill, dishwasher, fridge, and freezer. The kitchen area is then finished with tile effect vinyl flooring.



Utility Room

8'8" x 6'11"

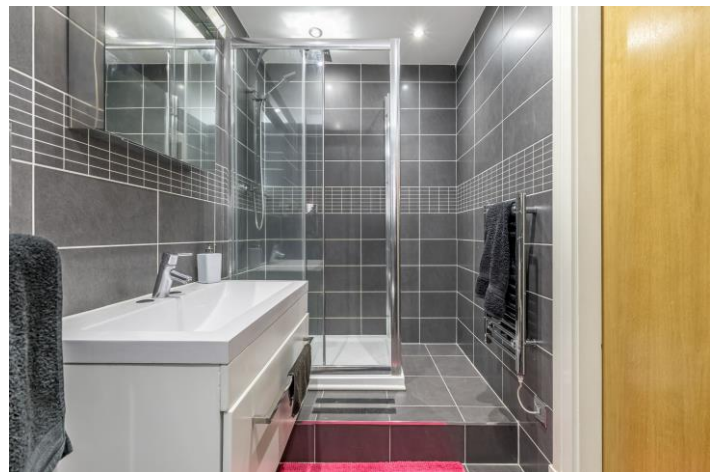
Fitted with a range of base cupboards with worksurfaces over incorporating a stainless steel sink with mixer tap. There is space and plumbing for a washing machine, cupboard housing the hot water tank, and it has a tiled floor.



Shower Room

9'2" x 5'0"

Fitted with a modern white suite comprising wash basin with mixer tap and drawer beneath, low flush w.c., and step up to the shower cubicle with dual head shower. There are tiled walls, tiled floor, ladder style radiator/towel warmer, and inset ceiling spotlights.



UPPER LEVEL

A landing area gives access to:-



Bedroom 1

14'3" x 11'9"

A large double bedroom open to the roof timbers and a velux roof window.



En Suite Shower Room

8'9" x 7'10"

Fitted with a white suite comprising a circular sink on a glass and steel stand with a mixer tap, mirror and light above, low flush w.c., and a large shower cubicle with a fixed head shower over. There are mainly tiled walls, tiled floor, shaver socket, exposed beams, velux roof window, and access through to a large storage space.



Bedroom 2

14'2" x 11'9"

A double bedroom being open to the roof timbers and a velux roof window.



En Suite Shower Room

Fitted with a white suite comprising a wash basin with cupboard beneath, low flush w.c., and a shower cubicle with shower above. There is a velux roof window, ladder style radiator/towel warmer, tiled walls and floor, inset ceiling spotlights, and a light, mirror and shaver socket over the wash basin.



Bedroom 3

16'1" x 8'8"

Another double bedroom with some limited head height as the ceiling slopes in line with the roof pitch. It has a velux roof window, exposed beams, and inset ceiling spotlights.



Outside Front



Views



Balcony **10'10" x 6'1"**



Viewing

By appointment with Wm Sykes & Son.

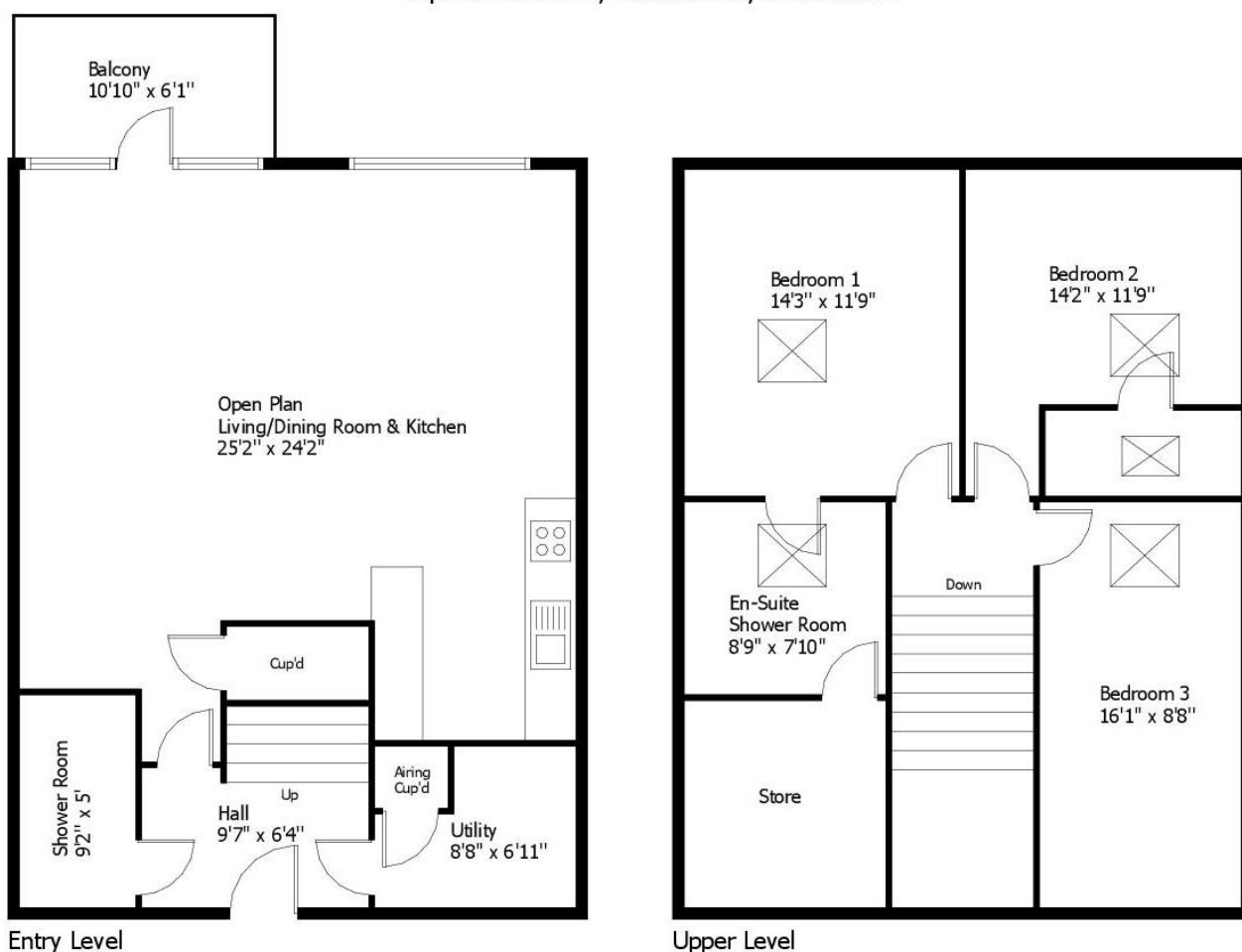
Location

From Huddersfield town centre ring road, take the A62 in the direction of Oldham for approximately 4 miles. Arriving in Linthwaite you will approach a set of traffic lights, take a sharp turn right at the traffic lights onto Bargate and go to the bottom of the hill where you will arrive at the entrance to Titanic Mill on the righthand side. The entrance door is located at the centre front of the building.

Additional Information

- Council Tax – Band C (£1,862.72 2023/24)
- Tenure – Leasehold on the remainder of a 999 year lease from 2004
- Service Charge – The current annual charge is £4,296 (£358 per month) and pays for ongoing management and maintenance of the building, lifts, cleaning and lighting of communal areas, window cleaning, building insurance and inclusive of ground rent.
- EPC Rating C
- The development has an EWS1 certificate valid from July 2020 and no remedial works were required. The cost for any future remedial work would be borne by the Freeholder. A Landlord Certificate has been requested.
- Utilities:-
 - Water – bore hole
 - Drainage – mains
 - Water and heating are provided by a central system with each apartment having its own meter. The tariff is set by Titanic Mill Energy Services Ltd. Our vendor receives a monthly bill which works out around £100 for his usage.
 - Broadband & Mobile Phone – The 'Ofcom' on-line checker shows there is a broadband service in the area, and mobile coverage at the property is offered by several providers.

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