



Apartment 224 Titanic Mill, Linthwaite

Enjoying stunning views across the valley, this 1 bedroomed duplex apartment is located on the second floor of this iconic Grade II listed waterside mill conversion. The apartment is accessed via lift or staircase from the communal entrance hall. The accommodation is laid out over two levels and briefly comprises hall with access to an understairs store, a large open plan living/dining area with access out onto a balcony, and a well equipped kitchen area. A staircase takes you up to a landing area with airing cupboard, bathroom, and a large mezzanine bedroom overlooking the lounge below. It enjoys views over the River Colne and woodland beyond. Also located within the building is the popular Titanic Spa. Titanic 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. This is an excellent base for those who commute as there is a train station in nearby Slaithwaite, an excellent bus service on Manchester Road, and good access up to the M62 at Junctions 23 & 24 or could be of particular interest to investors.

Holmfirth

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Slaithwaite

Britannia Mill, Britannia Road,
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Accommodation:

Once inside the building, take the lift or stairs up to the second floor and the secured internal corridor will lead on to the apartment. Your own entrance door then opens into:-



Entrance Hall

9'3" x 5'6"

With staircase rising to the mezzanine level, under stairs storage cupboard, and a wall mounted intercom handset connected to the entrance door on the ground floor.



Open Plan Living, Dining & Kitchen



Apartment 224 Titanic Mill, Linthwaite, Huddersfield, HD7 5UN



Open Plan Living, Dining & Kitchen

A great living space with a light and airy feel having large windows to the front reaching up to full height providing natural light to both levels which provide delightful views over the river Colne and incorporate a glazed door leading out to the balcony providing space to sit out. This spacious room has wood effect flooring and is then open to the kitchen which is fitted with a range of wall, drawer, and base units with ample work surfaces incorporating a stainless steel circular sink and drainer with mixer tap over, 4-zone electric hob with stainless steel splashback and extractor hood, electric oven/grill, integrated fridge and freezer, dishwasher and a washer/dryer. The kitchen area also has inset ceiling spotlights.

MEZZANINE LEVEL

Landing

With access to a cupboard housing the hot water tank and fitted linen shelves.



Bathroom

7'2" x 5'6"

Fitted with a white Villeroy & Boch suite comprising a panelled bath with shower and screen over, circular wash basin on a glass and steel stand, and a back-to-wall w.c. There is a tiled splashback and vanity shelf over the wash basin with lighting, mirror, and shaver socket above. There is a ladder style radiator/towel warmer.



Bedroom

11'10" x 11'6"

A spacious double bedroom with balustrading and handrail overlooking the open plan living space below and enjoying views through the full height windows.

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 right hand side. The entrance door is the one to the right of the spa.

Additional Information

- Council Tax – TBC
- Tenure – Leasehold on the remainder of a 999-year lease from 2004.
- Service Charge - The current annual charge is £2,107.09 which covers the cost of ongoing management and maintenance of the building, lifts, cleaning and lighting of communal areas, window cleaning, and building insurance.
- There could be an option to rent the apartment to the Spa who offer fully serviced rooms to customers who are on a stayover break. You would need to speak with the spa to discuss potential details on this.
- 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.
 - Broadband & Mobile Phone – The 'Ofcom' on-line checker shows a range of broadband services, including 'Ultrafast', are available in this area and mobile coverage at the property is offered by several providers.



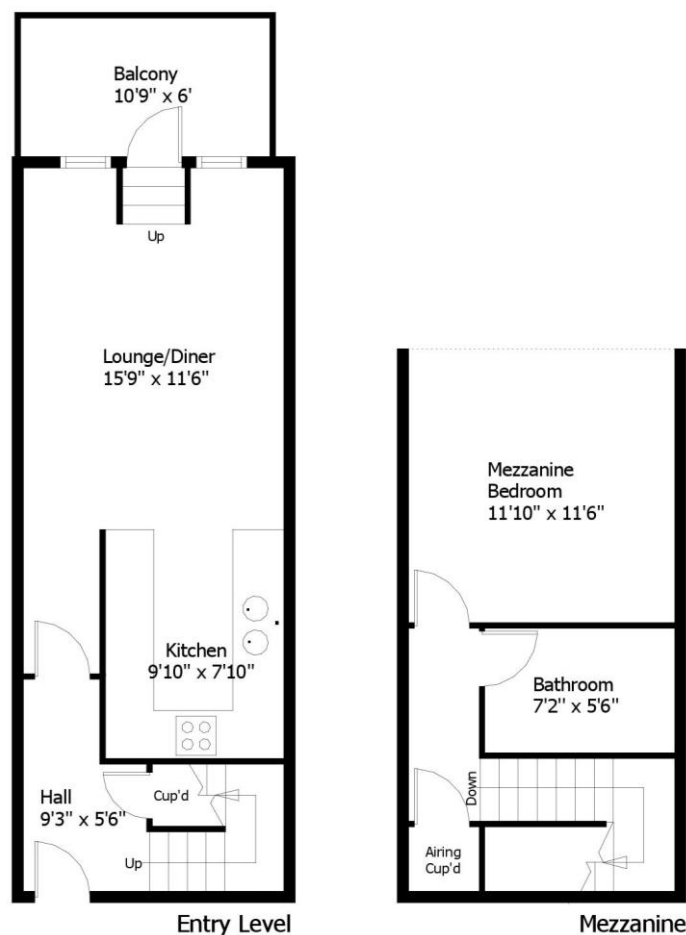
View

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External

Apartment 224, Titanic Mill, Linthwaite



This floor plan is for illustrative purposes only and may not be to scale. The dimensions and positions of walls, doors, windows, fittings, appliances and features are approximate only. No responsibility can be accepted in respect of this information by "Plan-it Design".

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