

## Unit 7, Carding Mill Lofts, The Ropeworks

An oversized one-bedroom loft in the heart of the creative quarter.

£289,950



BEDROOMS

1

BATHROOMS

1

RECEPTIONS

1

TYPE

Loft apartment

TENURE

Leasehold

EPC

D

### About this property

At a little over 900 sq ft, Unit 7 is the kind of one-bedroom that rarely comes up. The former carding floor gives it cast-iron columns, a run of six arched warehouse windows and ceilings well over three metres, while a careful refit has added smart heating, secondary glazing and proper insulation without sanding away the building's character.

The layout is simple and generous. One open living space takes the windows and the morning light; the kitchen sits along the back wall in matt white with oak open shelving and a breakfast bar made from a reclaimed mill beam. The bedroom is a true double with exposed brick behind the bed, and the bathroom pairs a walk-in shower with white metro tiling and black fittings.

Carding Mill Lofts has a managed entrance hall, secure bike store and a shared courtyard used by the building's residents and the ground-floor coffee roastery. The lease has approximately 150 years remaining with a service charge of approximately £1,600 per annum. The Ropeworks' studios, galleries and independents are on the doorstep.

### Key facts

- Council tax band C
- EPC rating D
- Approximately 920 sq ft
- Six arched warehouse windows
- Smart heating and secondary glazing
- Leasehold, approximately 150 years remaining

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## Gallery

