

# RESIDE

MANCHESTER

1 New Little Mill 60 Radium Street  
Ancoats, Manchester, M4 6GH

**Asking Price £299,950**

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# 1 New Little Mill 60 Radium

Ancoats, Manchester, M4 6GH

Historic listed mill conversion located in the vibrant Ancoats.

A cosy two bedroom apartment located in the historic New Little Mill. Positioned on the ground floor, the apartment boasts from exposed brickwork. Compromising an open plan living/kitchen area, two double bedrooms and two bathrooms.

Residents of New Little Mill offers a strong, tight-knit community which makes it unique in Manchester. The development benefits from on-site concierge and an internal courtyard.

To book in a viewing please contact the sales team on 0161 837 2840.

## New Little Mill

Located on the corner of Bengal Street and Jersey Street in Ancoats, Little Mill was constructed by the Murray Brothers following the completion of Murrays Mills, in around 1822, and originally linked to New Mill by an underground tunnel. Little Mill was the first recording of a cotton mill run by mains electric. Having been destroyed by fire around 1908, the mill was rebuilt and renamed "New Little Mill".





### The Tour

1 New Little Mill is located on the ground floor. You have 3 separate fob access gates before entering the communal area, with on site concierge during the day.

Entering via a steel front door with satin stainless steel ironmongery you are greeted by a spacious open plan living/kitchen area featuring 18mm engineered oak flooring in native oak throughout and exposed brickwork with two windows in the lounge. Fully fitted Mackintosh kitchen incorporating Bellato grey base units with light grey wall units and Bellato grey 20mm laminate countertop. Grey splashback tiles, Hansgrohe swivel taps and under wall unit lighting. Integrated appliances including Neff stainless steel electric oven, with a black glass hob, CDA fridge, freezer and CDA dishwasher.

The bedrooms are fully carpeted, with the primary bedroom featuring exposed brickwork, built in wardrobes and TV and satellite points.

The bathrooms are fitted with a three piece bathroom suite in white with a shower over the bath in the family bathroom and a walk in shower in the en-suite, duravit toilet and sink with solid oak countertop with a large glass mirror and porcelain tiled flooring.

### The Area

New Little Mill is located in the heart on Ancoats, surrounded by many independent businesses including Pollen, Rudys & Mana. Across the road from New Little Mill is the Rochdale Canal and the ever popular Ancoats Marina perfect for a short walk or lunch spot on a summers day. Ancoats is also extremely close to the Northern Quarter & Piccadilly Train Station all within a 10-15 minute walk away.

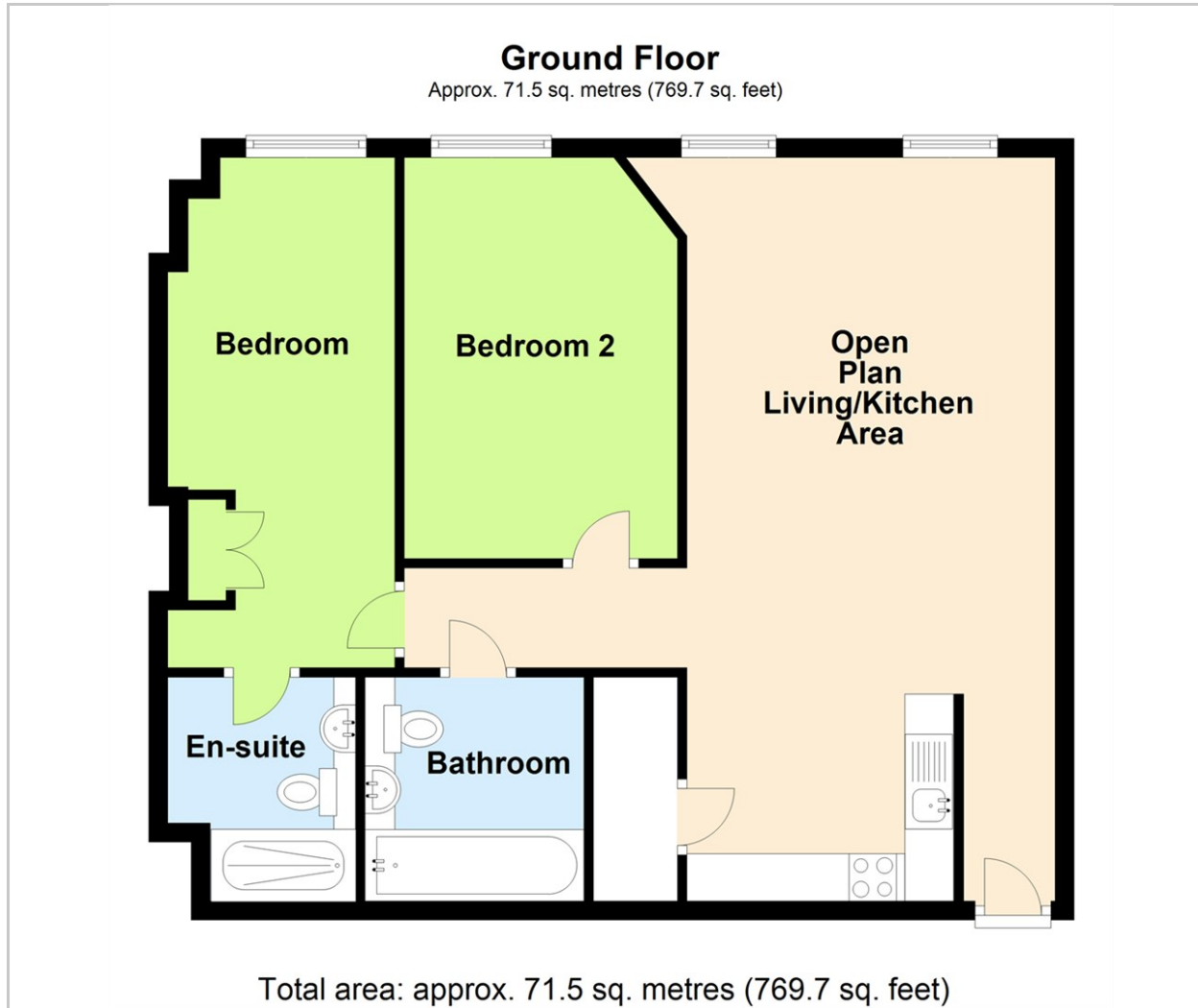
### Lease Information

Length of Lease - 250 years from September 2020  
 Service Charge - £2260 per annum  
 Ground Rent - £250 per annum  
 7 year premier guarantee warranty  
 Management Company: Rendal & Rittner

- Two Bedrooms, Two Bathrooms
- First Ever Electric Powered Mill In The Country
- Owner Occupiers
- Converted Mill
- No Chain
- EPC Rating E
- EWS1 Form Available
- Grade II Listed Building
- On-Site Concierge
- Heart Of Ancoats



## Floor Plan



## Viewing

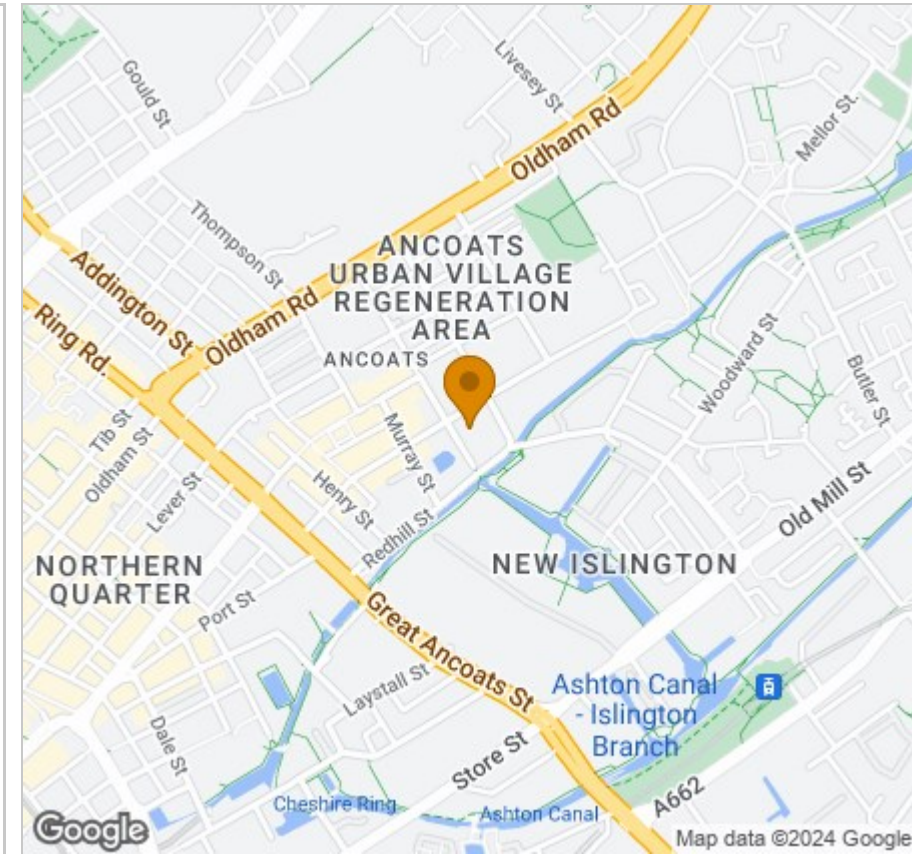
Please contact our Reside Manchester Office on 0161 837 2840 if you wish to arrange a viewing appointment for this property or require further information.

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249 Deansgate, Manchester, Greater Manchester, M3 4EN

Tel: 0161 837 2840 Email: [info@residemanchester.com](mailto:info@residemanchester.com) [www.residemanchester.com](http://www.residemanchester.com)

## Area Map



## Energy Efficiency Graph

