



RESIDE

MANCHESTER



Murrays' Mills, 50 Bengal Street
Ancoats, Manchester, M4 6LR

Price £825,000



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This exceptional apartment is nestled within the acclaimed Murrays' Mills, a recipient of the prestigious RIBA award. This historical gem, hailing from the industrial revolution era, has been meticulously restored into a captivating three-bedroom duplex residence.

Encompassing approximately 1750 sqft, the accommodation features three generous double bedrooms and two bathrooms on the ground floor. Ascending to the first floor reveals a remarkable open plan living and kitchen area, complemented by a convenient W/C and a study. Secure parking is also included.

Situated in the vibrant heart of Ancoats, this development offers unparalleled convenience, with an abundance of independent restaurants, shops, and cafes right at your doorstep.

Murrays Mills

The Murray brothers began construction in 1797, starting with Old then known as Decker Mill and New Mill followed shortly after, and the mills were then connected by linking wings. All but one wing remains, as do the engine houses and the chimney stacks. From the soaring 7-storey Old Mill, to the head-turning facade of the Murray Street Block, the entire site has been restored and engineered to return the mill complex to its former glory while delivering cutting edge standards of new build development.

Murrays' Mills is a beautiful conversion located in the heart of Ancoats. The development is made up of Grade II & II* listed buildings, a new build block and a stunning townhouse. Apartment 57 is located in Murray Street Block. The development offers a 24 hour concierge, CCTV around the complex and gated access to the large communal courtyard. Murrays' Mills is an owner occupier development and has a strong sense of community which makes it unique in Manchester.

The Area

Nestled in the bustling centre of Ancoats, Murrays' Mills is enveloped by a vibrant array of independent enterprises, such as the Michelin-starred restaurant Mana, along with Pollen, Rudy's, and a general store. Just across the road lies the picturesque Rochdale Canal and the beloved Islington Marina, ideal for leisurely strolls or al fresco lunches during the summer months.

Ancoats boasts close proximity to both the Northern Quarter and Piccadilly Train Station, reachable within a 10-15 minute walk, enhancing its accessibility and connectivity.

Lease Information

- Service charge - £5,470.44 per annum including buildings insurance
- Car Park service charge - £532.64 per annum
- Ground rent - £325 per annum. No review for 15 years. Then review with RPI every 10 years.
- Lease - 250 years from 2017

The Tour

Apartment 57, which was the development's show home, is located on the top floor of Murray Street Block. Upon entry, you are greeted by a spacious hallway featuring four large windows overlooking the central courtyard, oak hardwood timber flooring, iron columns and masses of exposed brick.

The current owners recently added secondary glazing sympathetic to the building which featured in The Sunday Times because of the energy saving and noise reduction benefits. A new kitchen and en-suite are recent additions.

On the lower level of the duplex there are three double bedrooms, two bathrooms and two storage cupboards, one housing a washer and dryer.

Bedroom 1: Newly carpeted double bedroom, exposed brickwork, fitted wardrobe, ceiling spots, two large windows, wall mounted radiators, TV Satellite points and door to en-suite.





Bedroom 2: Newly carpeted double bedroom, bespoke fitted wardrobes, ceiling spots, two large windows, wall mounted radiators, TV Satellite points.

Bedroom 3: Wool twist carpeted double bedroom featuring an iron column, a large window and wall mounted radiators.

Family Bathroom: Fully tiled flooring and Duravit 3 piece suite with the shower over the bath, adorned with Hansgrohe chrome fittings, a large mirror and vanity shelf with LED lighting, a heated chrome towel rail, downlights, and partially tiled walls.

En-suite: Renovated less than 12 months ago, Mandarin tiled flooring with underfloor heating, Duravit 3 piece suite with the a walk in shower, Hansgrohe chrome fittings, a large mirror and vanity shelf with LED lighting, a heated chrome towel rail.

A sweeping staircase leads to a spacious landing flooded with natural light. There is an open plan living/kitchen area, W/C and a large study area.

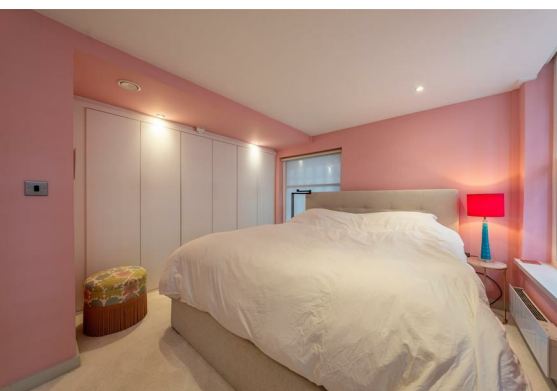
Living/Kitchen area: The spacious open-plan living area offers a comfortable and flexible living space, perfect for both relaxation and entertaining. The well-appointed kitchen was added around 18 months ago, featuring high-quality fixtures and fittings, including Italian marble counter top and splash back, Quooker tap, countertop fridge, integrated Neff double oven, Neff hob, Neff dishwasher, Italian Blanco sink and a free standing double fridge freezer.

Study: Oak hardwood timber flooring, bespoke floor to ceiling bookcase, two large windows and masses of exposed brick.

W/C: Duravit toilet and sink, Hansgrohe chrome fittings, a large mirror and vanity shelf with LED lighting, downlights, and partially tiled walls.

The apartment comes with the added convenience of dedicated parking, ensuring that you have easy access to your vehicle in this vibrant city location.

- Award Winning Development In The Heart of Ancoats
- 3 Bedroom Duplex Circa 1750 sq/ft
- Study Area
- Beautifully Designed
- Car Parking Included
- EPC Rating E
- Original Features Throughout
- 24 Hour Concierge
- Residents Courtyard
- Owner Occupiers Only



Floor Plan



Viewing

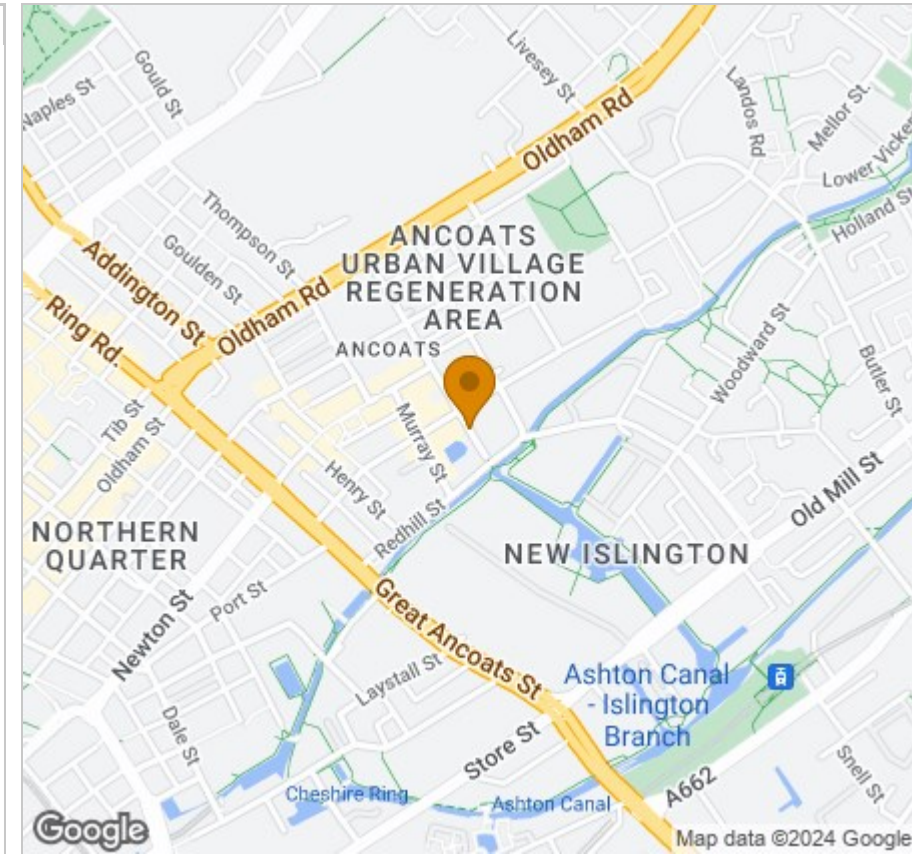
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Area Map



Energy Efficiency Graph

