



RESIDE

MANCHESTER



75 Murrays' Mills 50 Bengal St
Ancoats, Manchester, M4 6LS

Asking Price £390,000



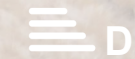
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75 Murrays' Mills 50 Bengal St

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Historic listed mill conversion set around an architectural landscaped courtyard in vibrant Ancoats.

This unique two-bedroom apartment is nestled in the historic Murrays' Mills. Positioned on the 2nd floor of the New Mill, this apartment has a generous amount of natural light due with it being positioned on the corner, benefitting from additional windows. A spacious hallway with two iron columns leads to an immaculate open-plan kitchen and living area adorned with original brick along the wall. The living space benefits from two large windows offering an abundance of light throughout the day. The apartment comprises two generously-sized double bedrooms, one of which has an en-suite bathroom, and a family bathroom. Parking space included.

Residents of Murrays' Mills can benefit from a 24-hour concierge service, access to a communal courtyard and secure bike storage.

Murrays' Mill

The Murray brothers began construction in 1797, starting with Old then Decker Mills. New Mill followed quickly, and the mills were then connected by linking wings. All but one wing remains, as do the engine houses and the chimney.

A beautiful conversion located in the heart of Ancoats, this development is made up of Grade II & II* listed buildings, a new build block and a stunning townhouse. Apartment 75 is located in New Mill. 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 Tour

Located on the second floor of New Mill, this apartment shares the level with just two other apartments. Upon entry, you are greeted by a spacious hallway featuring oak hardwood timber flooring and iron columns.

Open Plan Living/Kitchen Area: Hardwood timber flooring throughout, fully fitted Makintosh kitchen, tiled splash backs, stainless steel sink and drainer with Hansgrohe tap, integrated Neff cooker & hob, CDA dishwasher, fridge and freezer. Wall mounted electric heaters, LED down lights throughout the kitchen with iron columns & the living space featuring exposed brickwork with two large windows with deep sills which the current owner uses as window seats.

Bedrooms: Fully carpeted bedrooms, both offering two large windows, LED downlights. The primary bedroom offers TV and satellite points and built in wardrobes.

Bathrooms: Fully tiled flooring and Duravit 3 piece suites. The family bathroom has a shower over the bath with a window offering natural light. The en-suite has a walk-in shower. Both bathrooms are adorned with Hansgrohe chrome fittings, a large mirror and vanity shelf with LED lighting, a heated chrome towel rail, downlights, and partially tiled walls.





The Area

Murrays' Mills is located in the heart on Ancoats, surrounded by many independent businesses including Mana, a Michelin star restaurant, Pollen, Rudys & general store. Across the road from Murrays' Mills 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.

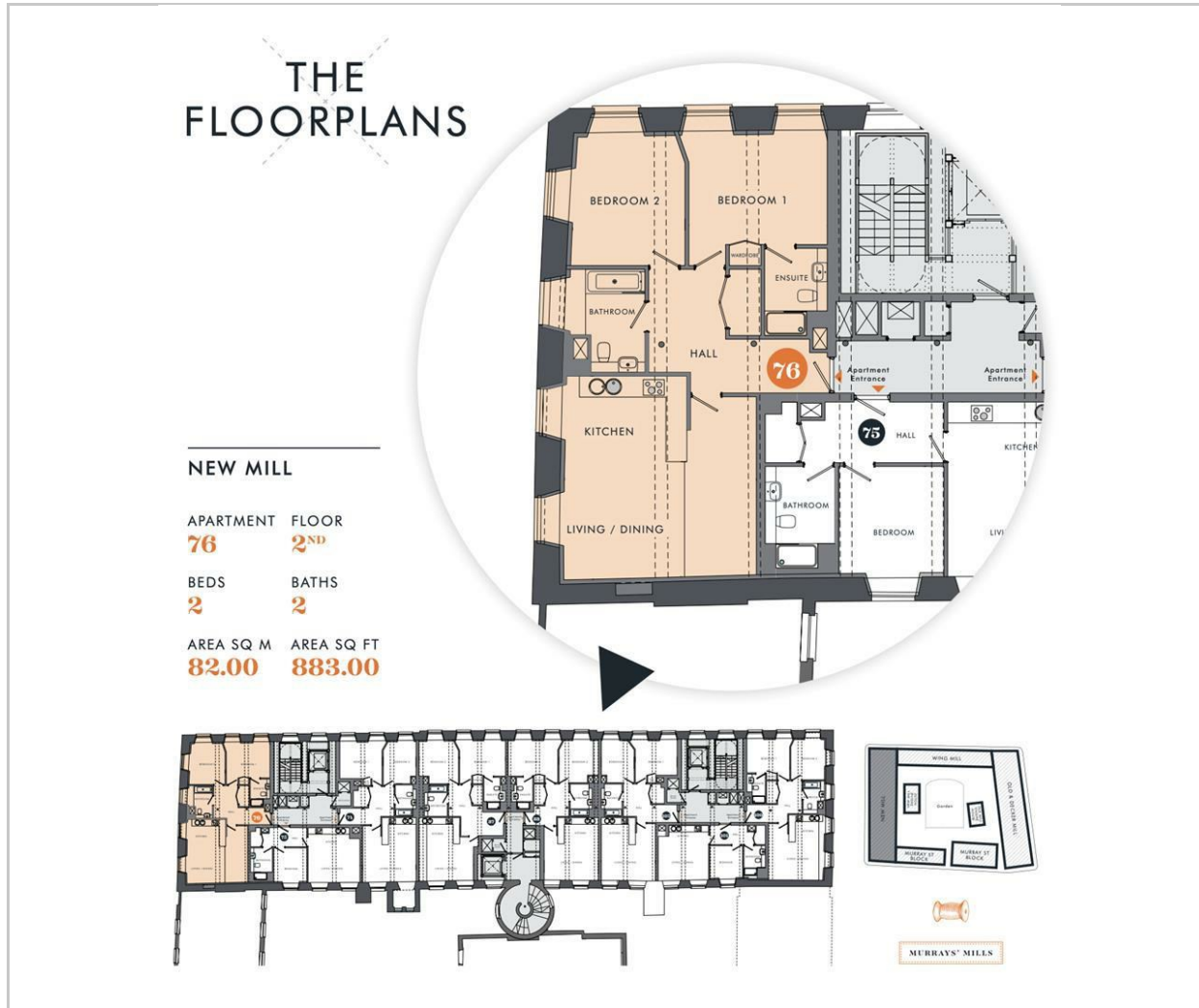
Lease Information

- Service charge - £3,182 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

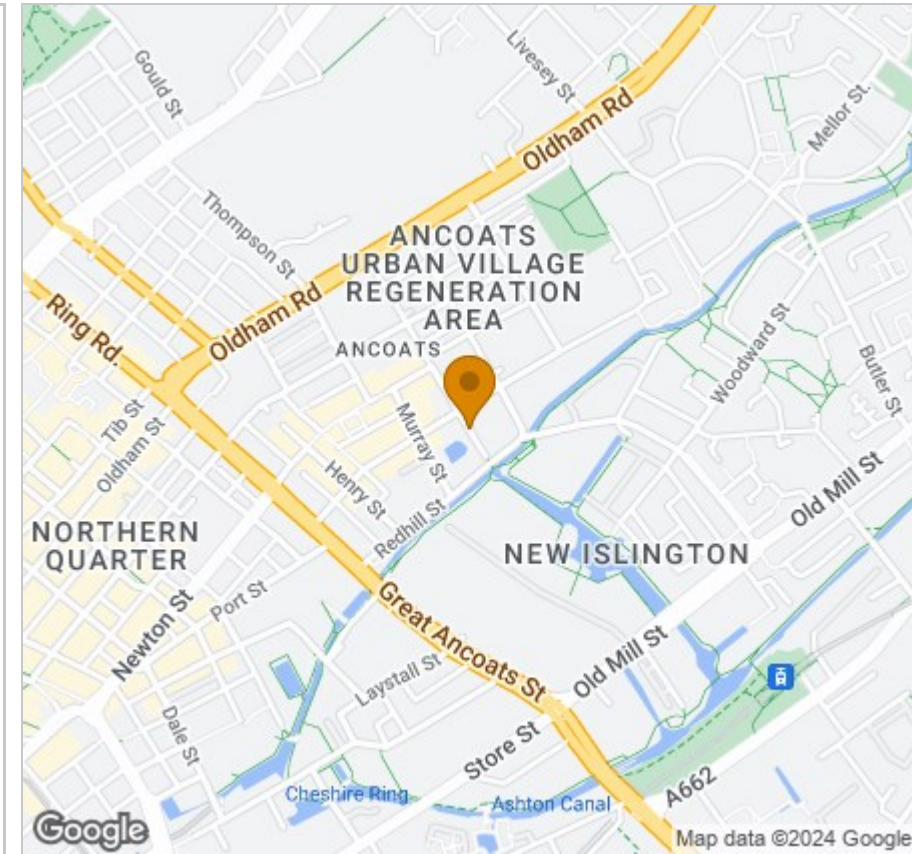
- Corner Two Bedroom, Two Bathroom Apartment
- RIBA North West Award Winning Development
- Allocated Car Parking Included
- Communal Central Courtyard
- Owner Occupied Development
- EPC Rating D
- Central Ancoats Location
- 24 Hour Concierge
- Original Features Throughout
- Grade II* Listed Development



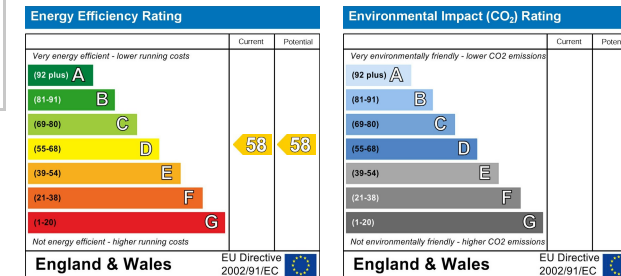
Floor Plan



Area Map



Energy Efficiency Graph



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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