

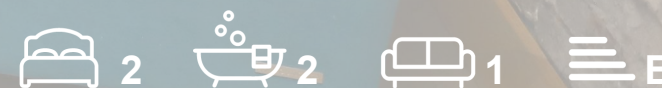


RESIDE  
MANCHESTER



Murrays Mill, 50 Bengal Street  
Ancoats, Manchester, M4 6LS

**Asking Price £360,000**





## Murrays Mills, 50 Bengal Street

### Ancoats, Manchester, M4 6LS

A stunning 2 bedroom apartment located within the acclaimed Murrays' Mills development, nestled in the vibrant core of Ancoats.

Positioned on the upper floor of Murray St Mill, it boasts captivating original elements like exposed brickwork and columns. Inside, you'll find two generous bedrooms, two bathrooms, a hallway equipped with ample storage, and a welcoming open-plan living and kitchen space.

The current owner has enhanced the kitchen with a large island, providing additional storage, and has upgraded the lounge area with a media wall featuring an electric fireplace.

Residents benefit from the convenience of a 24-hour concierge service, access to a charming courtyard, and secure bike storage.

#### Murray Mills

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 64 is located in Murray St 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.

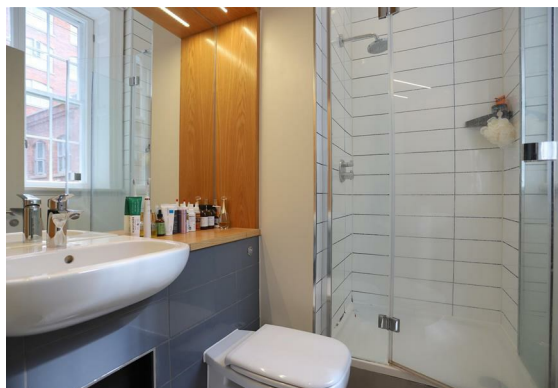
#### The Tour

Upon entry, you are greeted by a spacious hallway featuring oak hardwood timber flooring and exposed brick running along with back wall and two large windows overlooking the central courtyard.

**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. A large kitchen island with built in units from Howdens and the worktop is Calacatta Light Quartz. A large window overlooking Murray Street. Wall mounted electric heaters, LED down lights throughout the kitchen with iron columns & the living space featuring exposed brickwork and a media wall with a fireplace and two large windows overlooking the central courtyard.

**Bedrooms:** Fully carpeted bedrooms, both offering large windows Murray Street, LED downlights and built in wardrobes, TV and satellite points to the primary bedroom.

**Bathrooms:** Fully tiled flooring and Duravit 3 piece suites. The family bathroom has a shower over the bath, while 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.

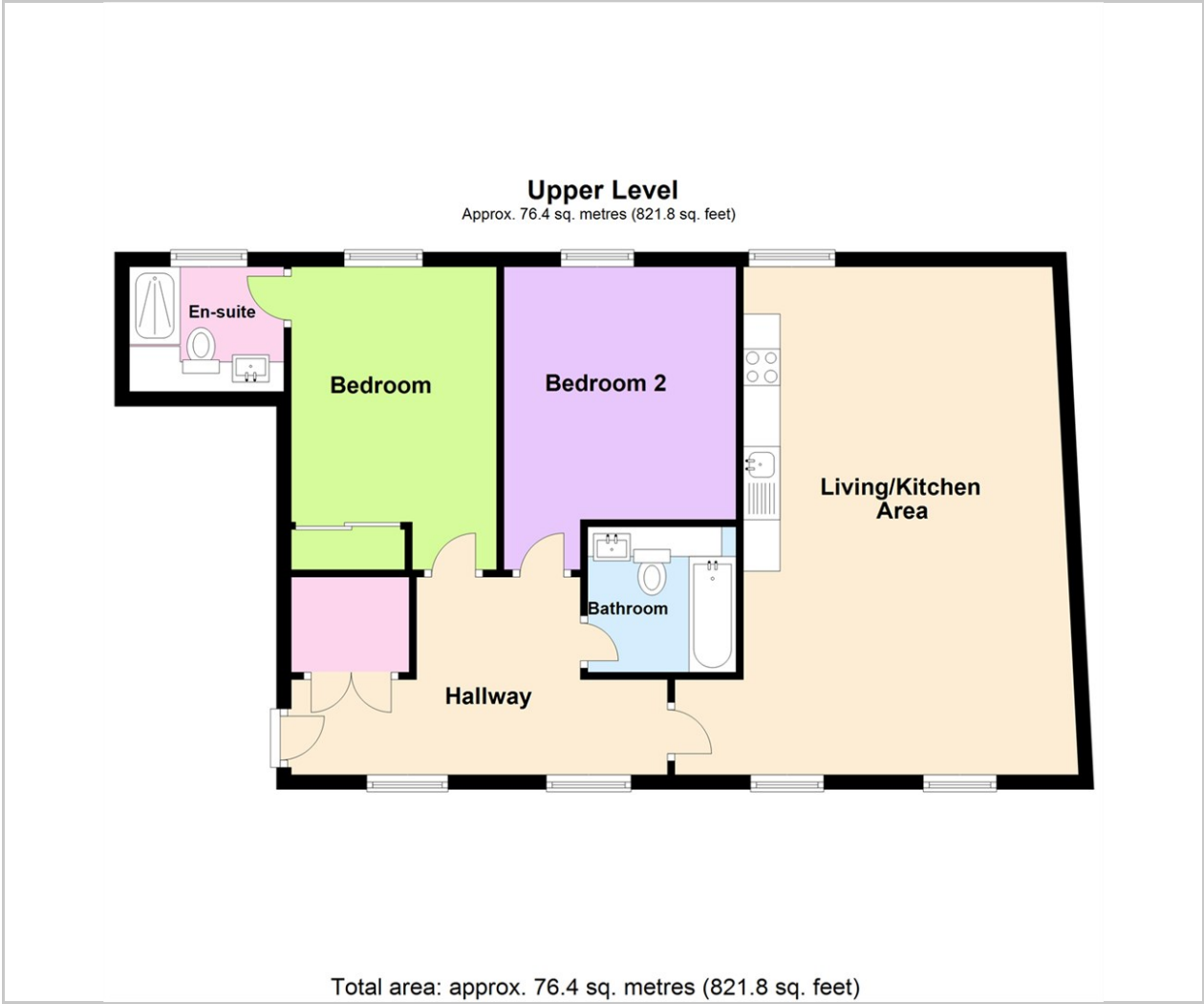
### Lease Information

- Service charge - £3,891.28 per annum including buildings insurance.
- Ground rent - £325 per annum. No review for 15 years. Then review with RPI every 10 years.
- Lease - 250 years from 2017.

- Two Double Bedrooms
- Two Bathrooms
- Award Winning Development In The Heart of Ancoats
- Located Within Murrays' Mills
- No Chain
- EPC Rating E
- Original Features Throughout
- Residents' Courtyard
- Dual Aspect
- Owner Occupiers Only



Floor Plan

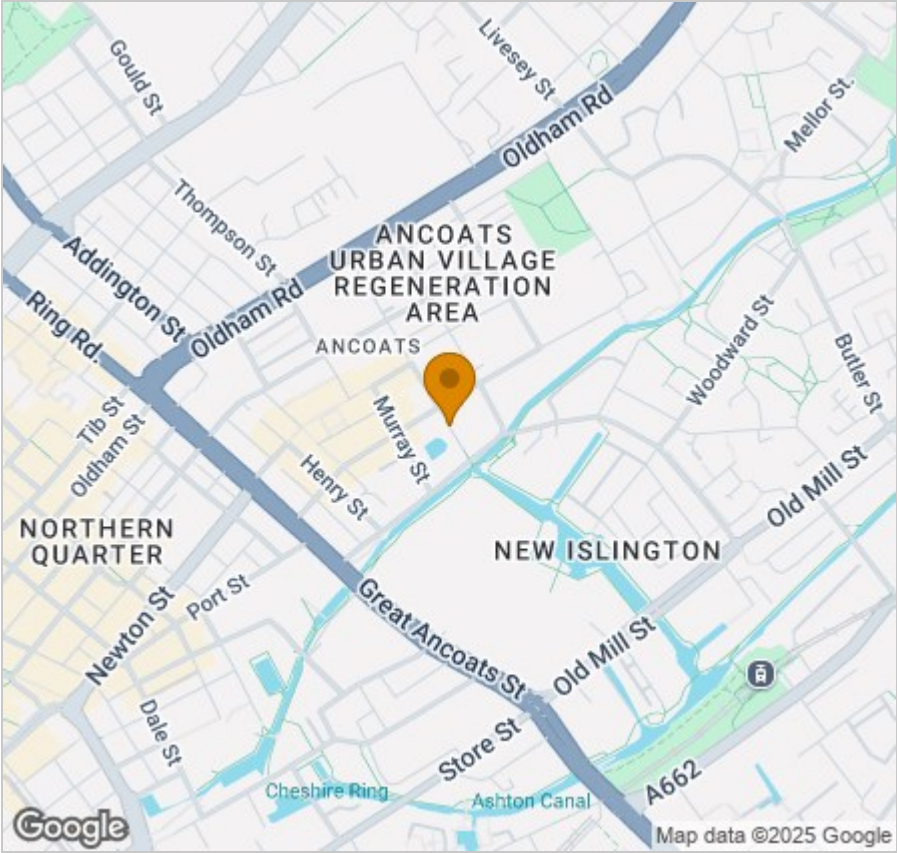


Viewing

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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Area Map



Energy Efficiency Graph

