



# RESIDE

MANCHESTER



80 Murrays Mills 50 Bengal Street  
Ancoats, Manchester, M4 6LS

**Asking Price £400,000**



# 80 Murrays Mills 50 Bengal Street

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This unique apartment resides within the acclaimed Murrays' Mills development, nestled in the vibrant core of Ancoats.

Positioned on the third floor of the historic New Mill building, it boasts captivating original elements like exposed brickwork and columns. You will find two generous bedrooms, one bathroom, a hallway equipped with ample storage, and a welcoming open-plan living and kitchen space with a cozy nook area that the current owner has set up as an office space.

An allocated parking space included.

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

Viewings highly recommended.

## Murrays 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 80 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 third 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 three large windows overlooking the central courtyard. This living area includes a cozy nook that the current owner has set up as an office space.

**Bedrooms:** Fully carpeted bedrooms, both offering large windows overlooking Jersey Street, LED down lights and built in wardrobes. The primary bedroom offers TV and satellite points.

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





### The Area

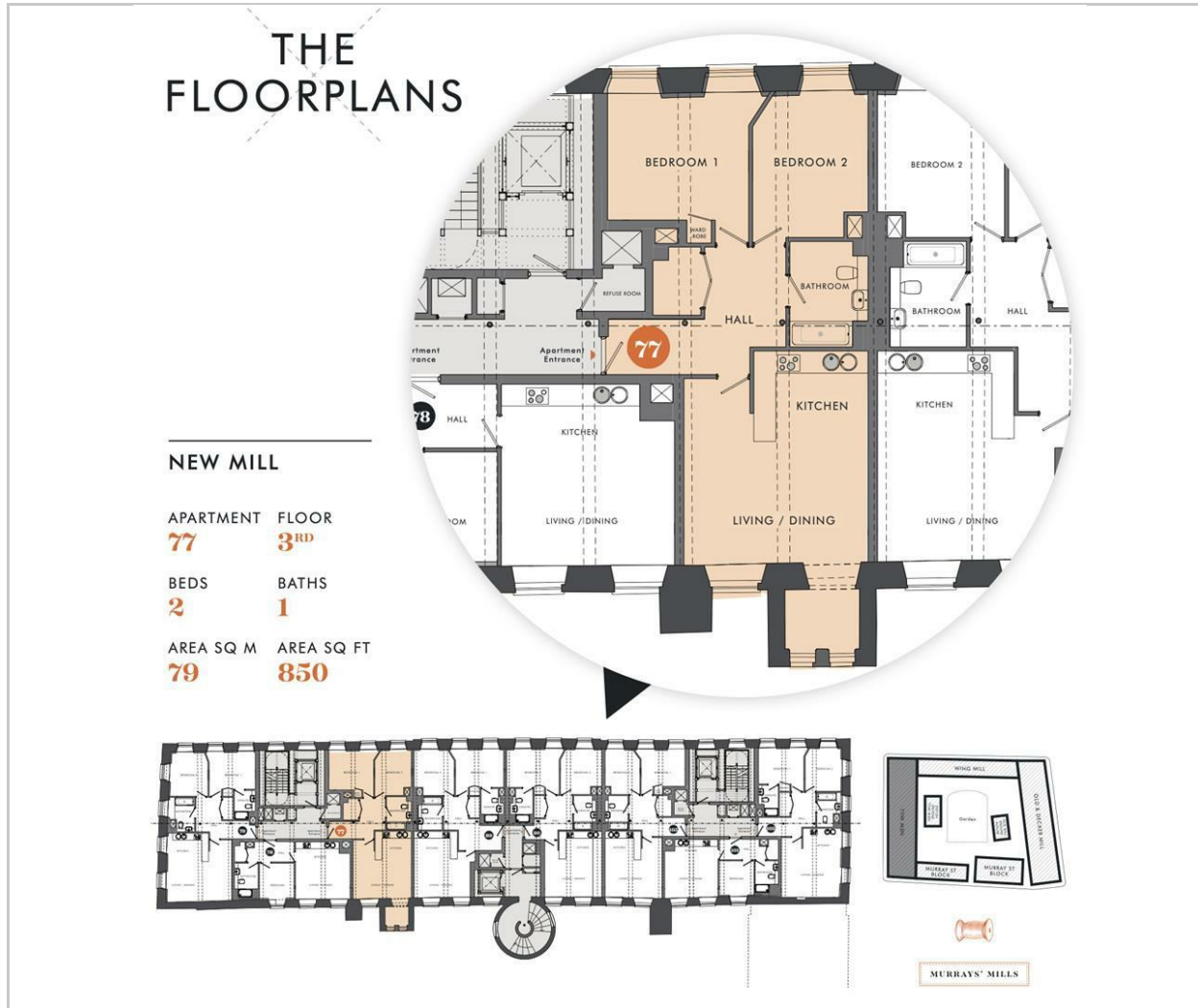
Murrays' Mills is located in the heart on Ancoats, surrounded by many independent businesses including Mana, a Michelin star restaurant, Pollen, Rudys & general store. Across the road from Murrays' Mills is the Rochdale Canal and the ever popular Ancoats Marina perfect for a short walk or lunch spot 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 - £4,184.48 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

- Two Double Bedrooms
- One Bathroom
- Car Parking Space Included
- Stunning Courtyard Views
- Award Winning Development In The Heart of Ancoats
- EPC Rating D
- Original Features Throughout
- Grade II Listed Building
- 24 Hour Concierge
- Owner Occupiers Only

## Floor Plan



## Viewing

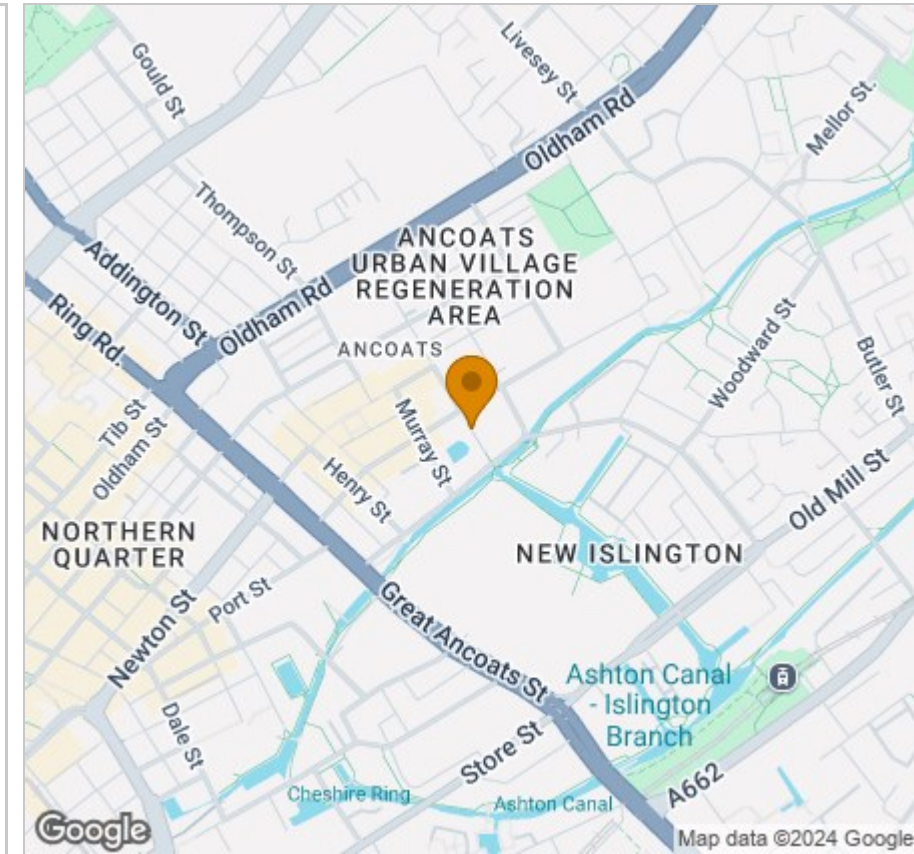
Please contact our Reside Manchester Office on 0161 837 2840 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph

