28 Murrays Mills 50 Bengal Street

Ancoats, M4 6LS

Asking Price £395,000

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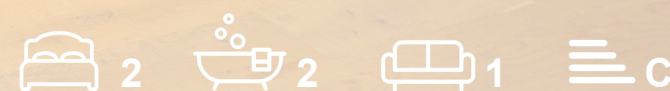
28 Murrays Mills 50 Bengal Street

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This stunning apartment is part of the renowned Murrays' Mills development, set in the heart of Ancoats.

Located on the second floor of the historic Old Mill building, it showcases striking original features, including exposed brickwork and columns. The interior offers two spacious bedrooms, two bathrooms, a hallway with ample storage, and a warm, open-plan living and kitchen area.

Residents enjoy the convenience of a 24-hour concierge service, access to a communal courtyard, and the added advantage of an included parking space.

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 28 is located in Old 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 Old Mill, this apartment shares the level with just one other apartment. Upon entry, you are greeted by a spacious hallway featuring oak hardwood timber flooring and iron colunns.

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 colunns & the living space featuring exposed brickwork with two large windows overlooking the central courtyard.

Bedrooms: Fully carpeted bedrooms, both offering large windows overlooking Rochdale canal and New Islington Marina, LED downlights and built in wardrobes. The primary bedroom offers TV and satellite points.

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 - £4,580 per annum including buildings insurance.
- Car Park service charge - £572 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, Two Bathrooms
• Located Within Murrays' Mills
• Award Winning Development In The Heart of Ancoats
• 24 Hour Concierge
• Original Features Throughout
• EPC Rating C
• Residents' Courtyard
• Dual Aspect
• Parking Space Included
• Owner Occupiers Only

Floor Plan

THE
FLOORPLANS

OLD & DECKER MILL

APARTMENT	FLOOR
28	**2ND**
BEDS	BATHS
2	**2**
AREA SQ M	AREA SQ FT
87	**936**

MURRAYS' MILLS

Area Map

ANCOATS URBAN VILLAGE REGENERATION AREA

ANCOATS

NORTHERN QUARTER

NEW ISLINGTON

Map data ©2025 Google

Energy Efficiency Graph

Energy Efficiency Rating

Current: 74 Potential: 74

Environmental Impact (CO₂) Rating

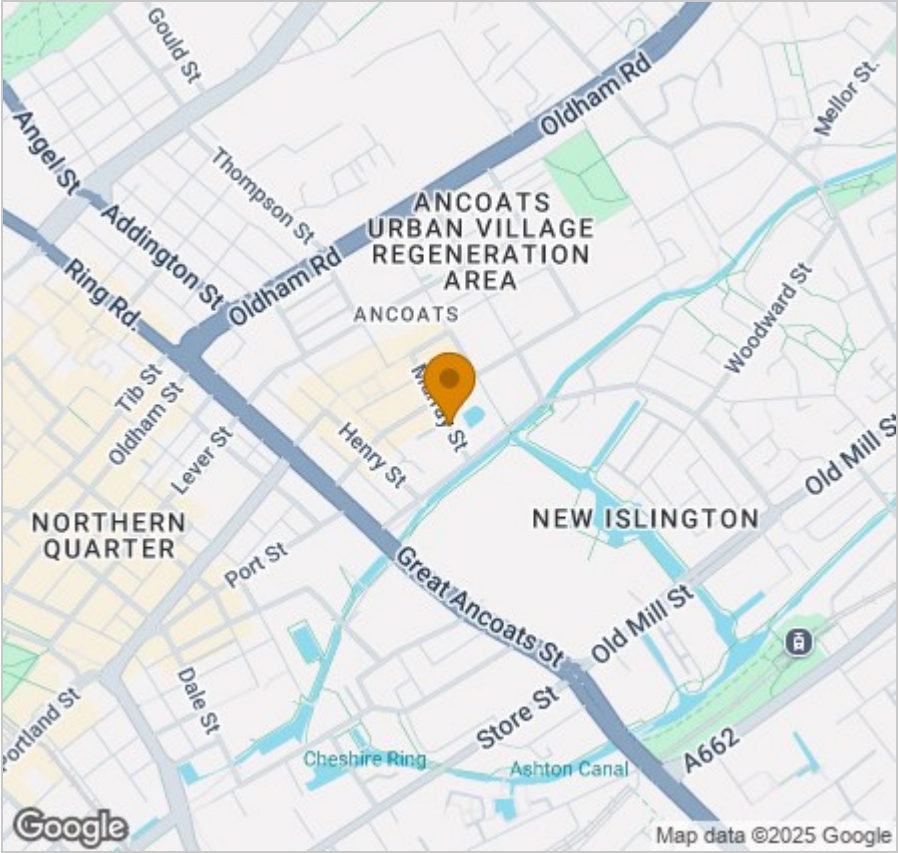England & Wales — EU Directive 2002/91/EC

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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