



RESIDE
MANCHESTER



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

Asking Price £340,000



116 Murrays Mills 50 Bengal

Ancoats, Manchester, M4 6LS

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

Located in the vibrant center of Ancoats, this exceptional two-bedroom apartment is nestled in the historic Murrays' Mills. Positioned on the second floor of the Wing Mill building, the apartment boasts an immaculate open-plan kitchen and living area adorned with original brick along the wall. The living space overlooks the central courtyard, offering an abundance of natural light throughout the afternoon, thanks to its south-facing aspect. The apartment comprises two generously-sized double bedrooms, one of which has an en-suite bathroom, and an additional bathroom.

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

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 116 is located in Wing 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 Wing Mill, this apartment shares the level with just three other apartments. Upon entry, you are greeted by a spacious hallway featuring oak hardwood timber flooring and three double glazed windows that infuse the area with natural light.

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 & living space with two large floor to ceiling juliet balconies overlooking the stunning courtyard.

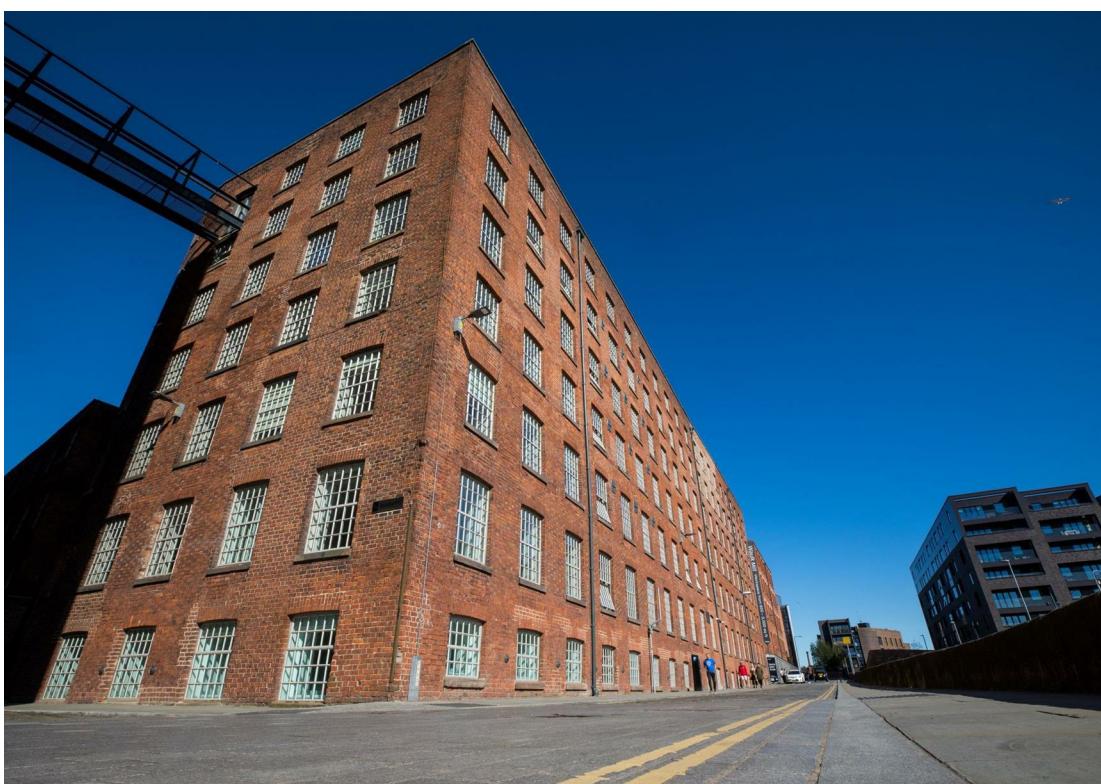
Bedrooms: Fully carpeted bedrooms, both offering large floor to ceiling double glazed juliet balconies, LED downlights and built in wardrobes. The primary bedroom offers TV and satellite points.

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 - £4,143.36 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.

- RIBA North West Award Winning Development
- Two Double Bedrooms, Two Bathrooms
- Exposed Brickwork
- 24 Hour Concierge
- Residents' Courtyard
- EPC Rating B
- Chain Free
- Owner Occupiers Only
- Heart Of Ancoats
- South Facing



Floor Plan

THE FLOORPLANS

WING MILL
APARTMENT FLOOR
116 2ND
BEDS 2 **BATHS 2**
AREA SQ M 79 **AREA SQ FT 850**

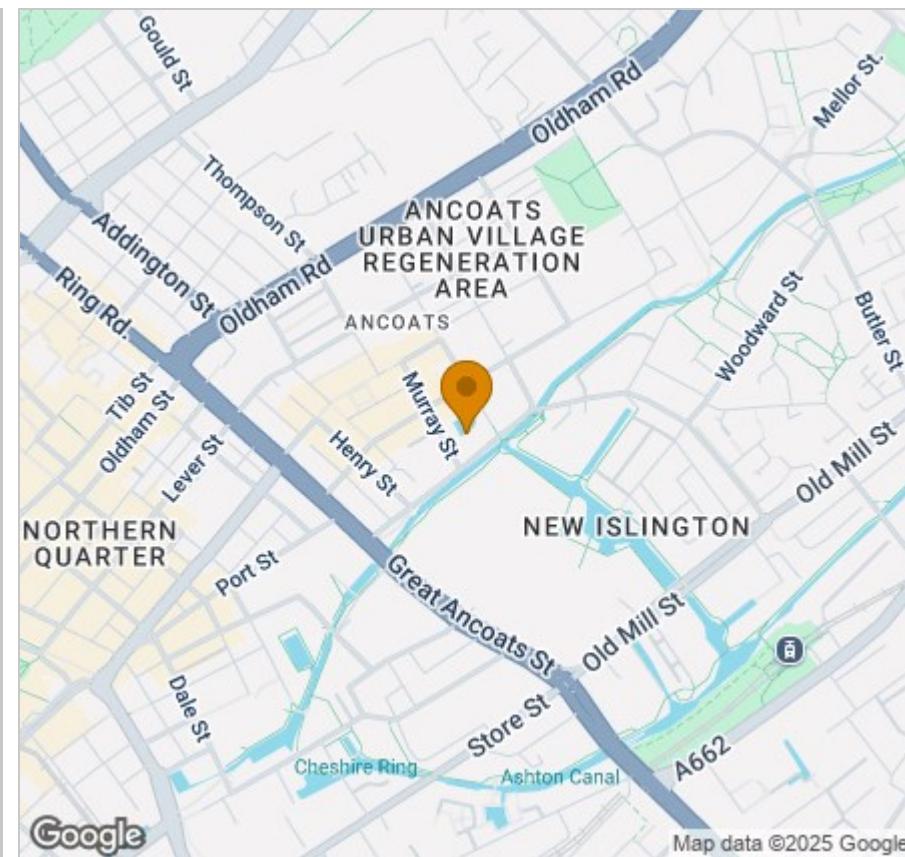


Viewing

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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B	83	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		

Upper Ground, 4 Jordan Street, Manchester, Greater Manchester, M15 4PY

Tel: 0161 837 2840 Email: info@residemanchester.com www.residemanchester.com