

RESIDE

MANCHESTER



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

**Asking Price £630,000**





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A stunning three-bedroom duplex situated in the RIBA award-winning Murrays' Mills and one of the most sought-after mill conversions in the city.

This beautifully presented duplex is located in the former New Mill block, showcasing a wealth of original features, including exposed brickwork, iron columns, and beams.

Upon entering the lower level, you are welcomed by a spacious hallway leading to three double bedrooms and two bathrooms. The upper level boasts an expansive kitchen, dining, and living area, along with a dedicated study space, offering generous room throughout.

This owner-occupier-only development benefits from a 24-hour concierge service and a stunning communal courtyard. Secure parking is included.

**Murrays Mills**

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.

Murrays' Mills is a beautiful conversion located in the heart of Ancoats. The development is made up of Grade II & II\* listed buildings with apartment 94 residing 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

This apartment is located in the the former New Mill with it's front door just off the communal courtyard. Upon entering the duplex apartment you're greeted with a spacious hallway housing three double bedrooms and two bathrooms. You'll be immediately impressed by the immense space it offers coupled with oak hardwood timber flooring throughout.

Upstairs features a spacious open-plan living and kitchen area, complete with a fully fitted Makintosh kitchen. It includes a tiled splashback, a stainless steel sink with a Hansgrohe tap, an integrated Neff cooker and hob, as well as a CDA dishwasher, fridge, and freezer. The kitchen island will remain with the property. The space is warmed by wall-mounted electric heaters and illuminated by LED downlights throughout the kitchen and living areas. Additionally, the current owner has incorporated a study area with a glass sliding door, creating a dedicated workspace for remote work.

The three spacious bedrooms are fully carpeted with LED downlights and large bay windows. The primary bedroom is equipped with TV and satellite points and a built-in wardrobe.

The bathrooms are fitted with 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 - £7,336 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.

- Three Double Bedroom Duplex
- Two Bathrooms
- Allocated Parking Included
- 24 Hour Concierge
- Owner Occupiers Only
- EPC Rating D
- Award Winning Development In The Heart of Ancoats
- Original Features Throughout
- Study Area
- Communal Courtyard





Floor Plan

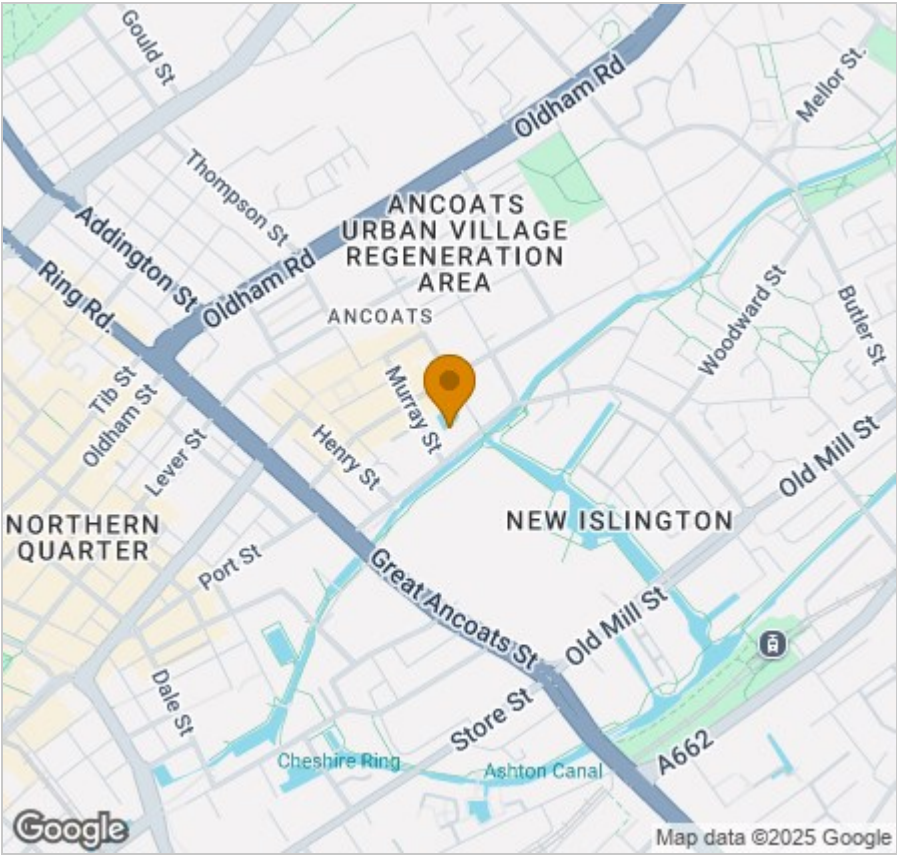


Viewing

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

