



RESIDE
MANCHESTER



The Engine House Murrays Mills
50 Bengal Street, Ancoats, M4 6LR

Asking Price £410,000



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Stunning two bedroom apartment is located in the RIBA Architecture award winning Murrays' Mills.

One of the most sought after mill conversions in the City.

The well presented top floor apartment is located on the former New Mill Engine House and boiler room and benefits from a wealth of original features, such as exposed brickwork and high vaulted ceilings.

The apartment has a beautiful open plan living area and kitchen, two double bedrooms with views overlooking the courtyard and two bathrooms. The development is for owner occupiers only and benefits from a 24 hour concierge service as well as a beautiful communal courtyard.

Secure Parking Included.

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 4 is located in New Mill Engine House. 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 on the highest level of the former New Mill Engine House and boiler room, and comprises of only three apartments. Upon entering the apartment through a spacious hallway, you'll be immediately impressed by the original brick running along the entire hallway, coupled with oak hardwood timber flooring. There is also a double door storage cupboard that houses a washing machine, with additional doors leading to the rest of the apartment.

The open plan living and kitchen area is fitted with hardwood timber flooring, a fully fitted Makintosh kitchen, tiled splash backs, a stainless steel sink with Hansgrohe tap, an integrated Neff cooker and hob, a CDA dishwasher, fridge and freezer. The space is heated by wall-mounted electric heaters, with LED downlights illuminating both the kitchen and living areas. There are four large windows which overlook the beautiful courtyard.

The two bedrooms are fully carpeted, each featuring large floor-to-ceiling double glazed Juliet balconies, and LED downlights. The primary bedroom is also equipped with TV and satellite points, as well as 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

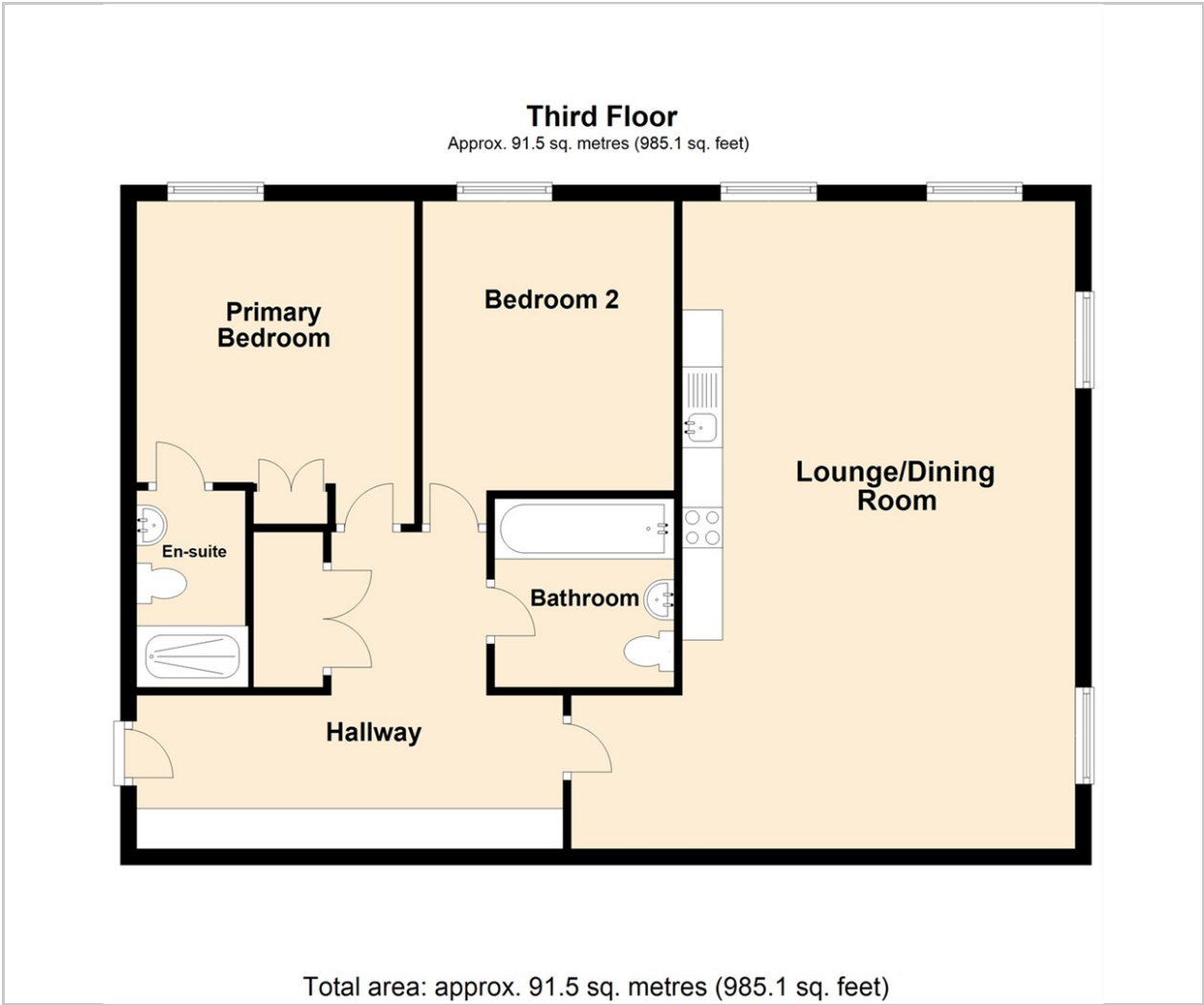
Murrays' Mills is located in the heart on Ancoats, surrounded by many independent businesses including Mana, a Michelin star restaurant which is just a stones throw away. Across the road is the Rochdale Canal and the ever popular Ancoats Marina perfect for a short walk or lunch spot on a summers day. Ancoats is also extremely close to the Northern Quarter & Piccadilly Train Station all within a 10-15 minute walk away.

Lease Information

- Service charge - £4,495.72 per annum including buildings insurance
- Car Park service charge - £527.60 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 Bedroom Apartment
- Riba Award Winning Development
- Top Floor
- Original Features Throughout
- Car Parking Space Included
- EPC Rating F
- Central Ancoats Location
- Grade II Listed Conversion
- Owner Occupiers Only
- 24 Hour Concierge

Floor Plan

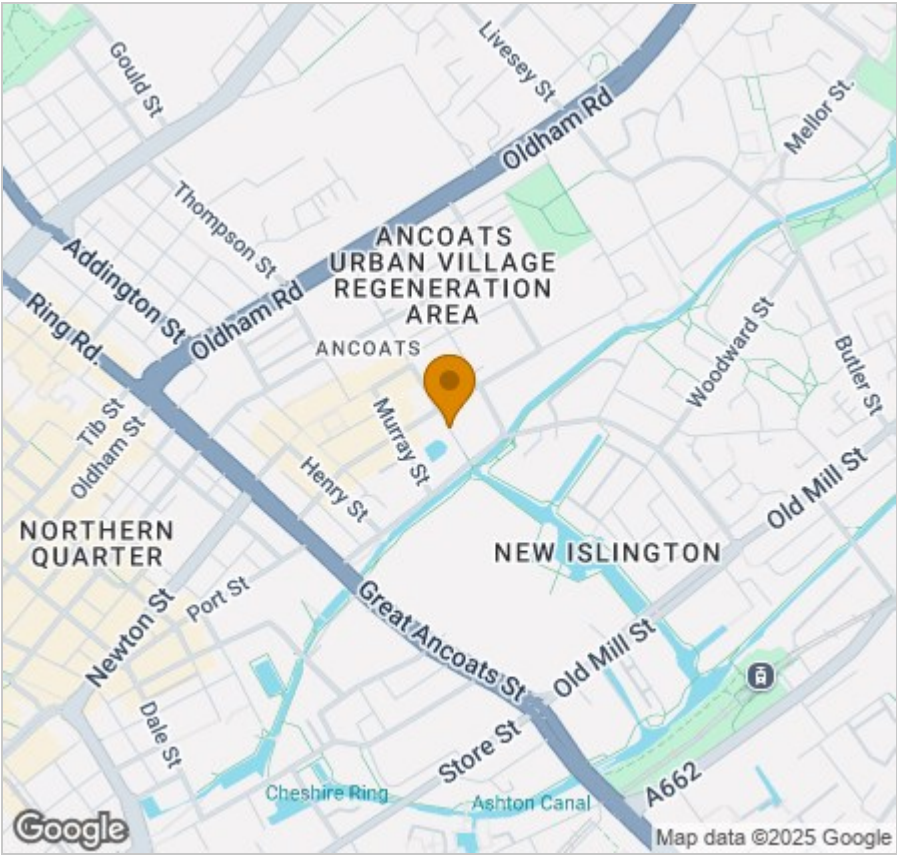


Viewing

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

