



# RESIDE

MANCHESTER



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

**Asking Price £250,000**





## 12 Murrays Mills 50 Bengal Street

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

This unique one bedroom apartment is nestled in the historic Murrays' Mills. Positioned on the second floor of the Old Mill, the apartment boasts from a wealth of original features, such as exposed brickwork and steel beams. The apartment comprises a spacious hallway leading to an open plan kitchen & living area with views overlooking the central courtyard, one double bedroom and a family bathroom.

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

### 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.

A beautiful conversion located in the heart of Ancoats, this development is made up of Grade II & II\* listed buildings, a new build block and a stunning townhouse. Apartment 12 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 two other apartments. Upon entry, you are greeted by a spacious hallway featuring oak hardwood timber flooring.

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 windows over looking the stunning Courtyard.

Bedroom: Fully carpeted bedroom, offering a large window, LED down lights, TV and satellite points.

Bathroom: Fully tiled flooring, Duravit sink, toilet and bathtub, Hansgrohe chrome fittings, large mirror and vanity shelf with LED lighting, heated chrome towel rail, ceiling spots, partially tiled walls.

### The Area

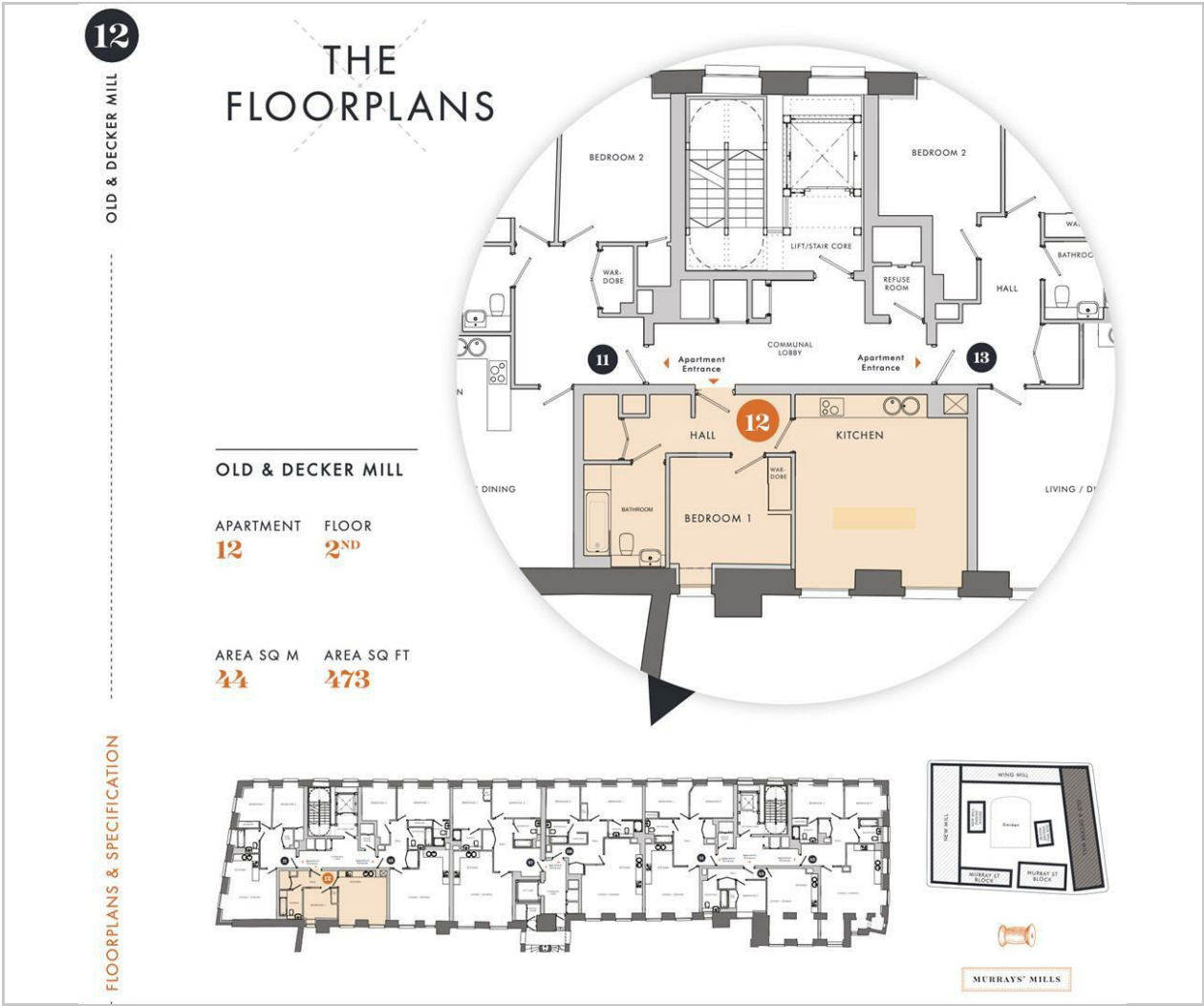
Murray's Mills is located in the heart on Ancoats, surrounded by many independent businesses including Mana, a Michelin star restaurant, Pollen, Rudys & general store. Across the road from Murray's Mills is the Rochdale Canal and the ever popular Ancoats Marina perfect for a short walk or lunch spot 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 - £2,432 per annum (paid quarterly)
- Ground rent - £325 per annum (no review for 15 years then reviewed with RPI every 10 years)
- Lease - 250 years from 2017

- One Double Bedroom
- One Bathroom
- Heart Of Ancoats
- Owner Occupiers Only
- Original Features Throughout
- EPC Rating D
- Resident's Courtyard
- 24 Hour Concierge
- Bike Storage
- Mill Conversion

Floor Plan

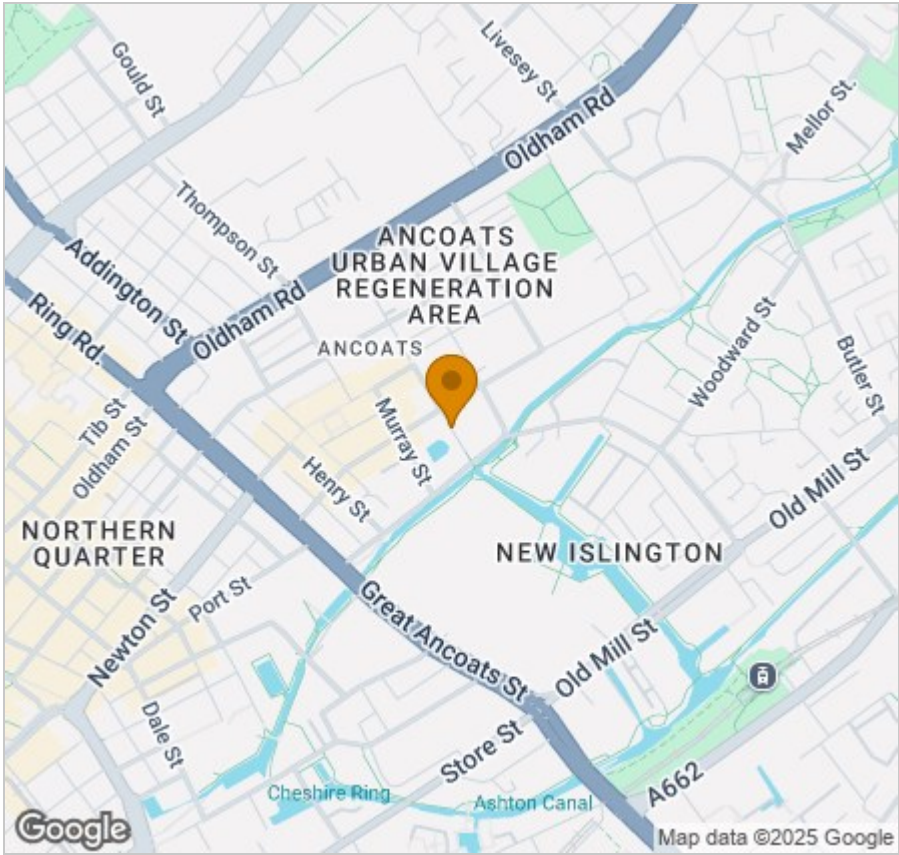


Viewing

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

