



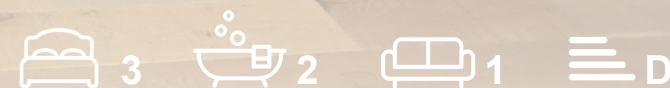
RESIDE

MANCHESTER



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

Asking Price £660,000



71 Murrays Mills 50 Bengal
Ancoats, Manchester, M4 6LS

A stunning three bedroom duplex located in Murrays' Mills, Ancoats.

One of the most sought after mill conversions in the City. This well presented duplex apartment is located on the former New Mill block featuring from a wealth of original features, such as exposed brickwork, iron columns and beams.

Entering downstairs, you're featured with a spacious hallway and three double bedrooms with two bathrooms. Upstairs reside the kitchen, dining & living area along with a separate working space which offers immense space throughout.

The development benefits from a 24 hour concierge service as well as a beautiful communal courtyard. Secure Parking 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 71 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 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 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 family bathroom has been completely renovated, with the floor and walls Microcement, combination of Lusso stone and ABI interiors.

The en-suite has fully tiled flooring and Duravit 3 piece suite with a walk-in shower. 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 - £7,286.28 per annum including buildings insurance.
- Car Park service charge - £572.60 per annum.
- Ground rent - £325 per annum. No review for 15 years. Then review with RPI every 10 years.
- Lease - 250 years from 2017.

- Three Double Bedrooms
- Two Bathrooms
- Duplex Apartment
- Secure Parking Included
- No Chain
- EPC Rating D
- Grade II & Grade II* Listed Building
- Communal Courtyard
- Award Winning Development In The Heart of Ancoats
- 24 Hour Concierge



Floor Plan

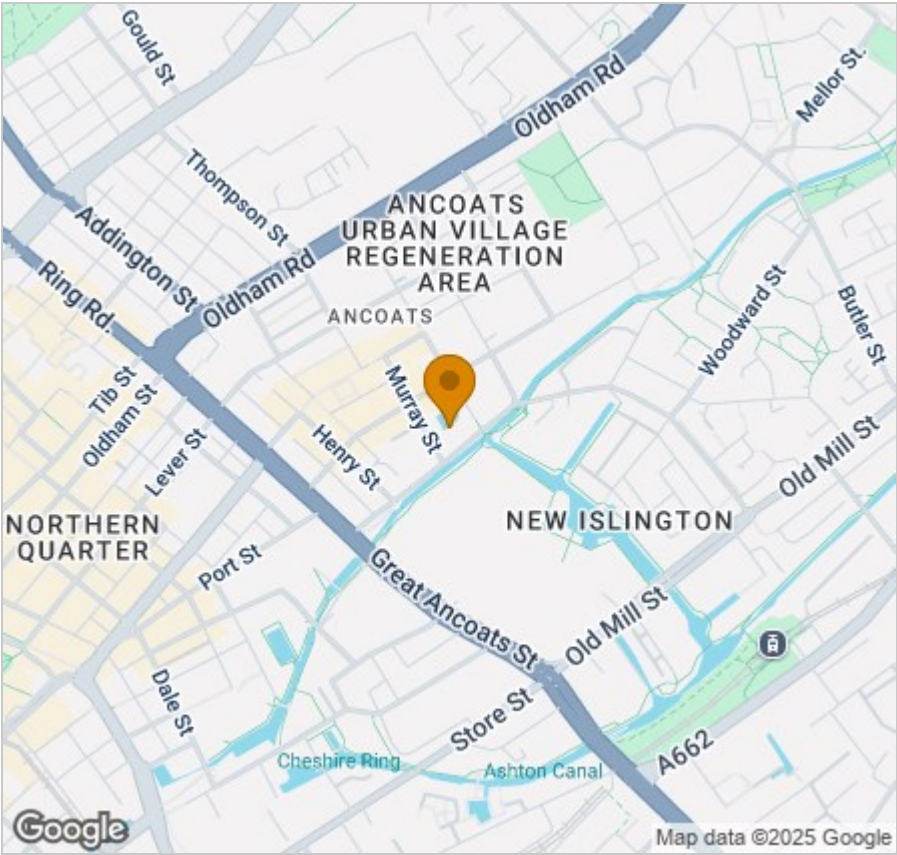


Viewing

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.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Area Map



Energy Efficiency Graph

