

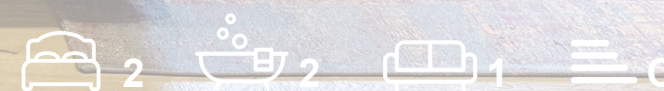
RESIDE

MANCHESTER



30 Murrays Mills 50 Bengal Street
Ancoats, Manchester, M4 6LR

Asking Price £420,000



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This exquisite apartment resides within the acclaimed Murrays' Mills development, nestled in the vibrant core of Ancoats, Manchester. Positioned on the third floor of the historic Old Mill building, it boasts captivating original elements like exposed brickwork and columns. Inside, you'll find two generous bedrooms, two bathrooms, a hallway equipped with ample storage, and a welcoming open-plan living and kitchen space.

Residents benefit from the convenience of a 24-hour concierge service, access to a charming courtyard, and the added perk of an included parking space.

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 30 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 third floor of Old Mill, this apartment shares the level with just one other apartment. Upon entry, you are greeted by a spacious hallway featuring oak hardwood timber flooring and iron columns.

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 with iron columns & the living space featuring exposed brickwork with two large windows overlooking the central courtyard.

Bedrooms: Fully carpeted bedrooms, both offering large windows overlooking Rochdale canal and New Islington Marina, 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 - £4,635 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.

- Spacious Two Bedroom, Two Bathroom Apartment
- Located Within Murrays' Mills
- Award Winning Development In The Heart of Ancoats
- 24 Hour Concierge
- Original Features Throughout
- EPC Rating C
- Residents' Courtyard
- Dual Aspect
- Parking Space Included
- Owner Occupiers Only



Floor Plan

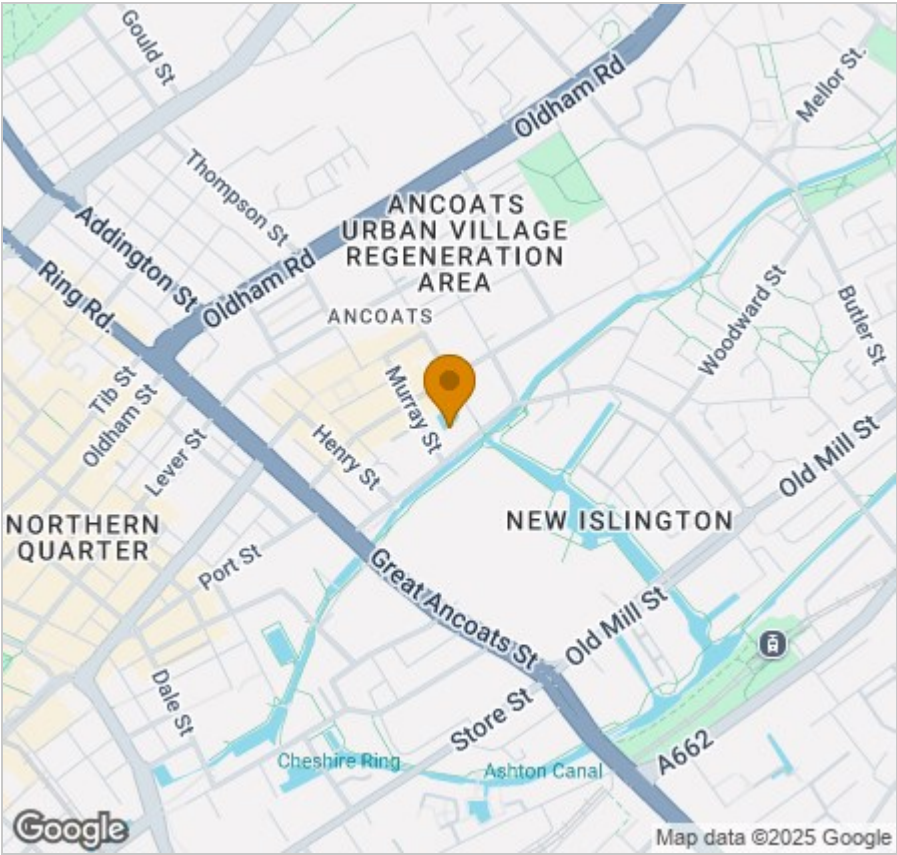


Viewing

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

