



# RESIDE

## MANCHESTER



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

**Asking Price £395,000**





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Located on the lower ground floor of New Mill Engine House, this stunning two bedroom property resides in the award-winning Murrays' Mills development.

The apartments benefits from views over the communal courtyard giving you a relaxed, calm setting. The property includes an allocated parking space.

The development is for owner occupiers only and benefits from a 24 hour concierge service as well as a beautiful communal courtyard.

Viewings highly recommended.

#### 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 2 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 ground 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 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 two large windows which overlook the beautiful courtyard.

The two bedrooms are fully carpeted, each featuring large double glazed windows, 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.

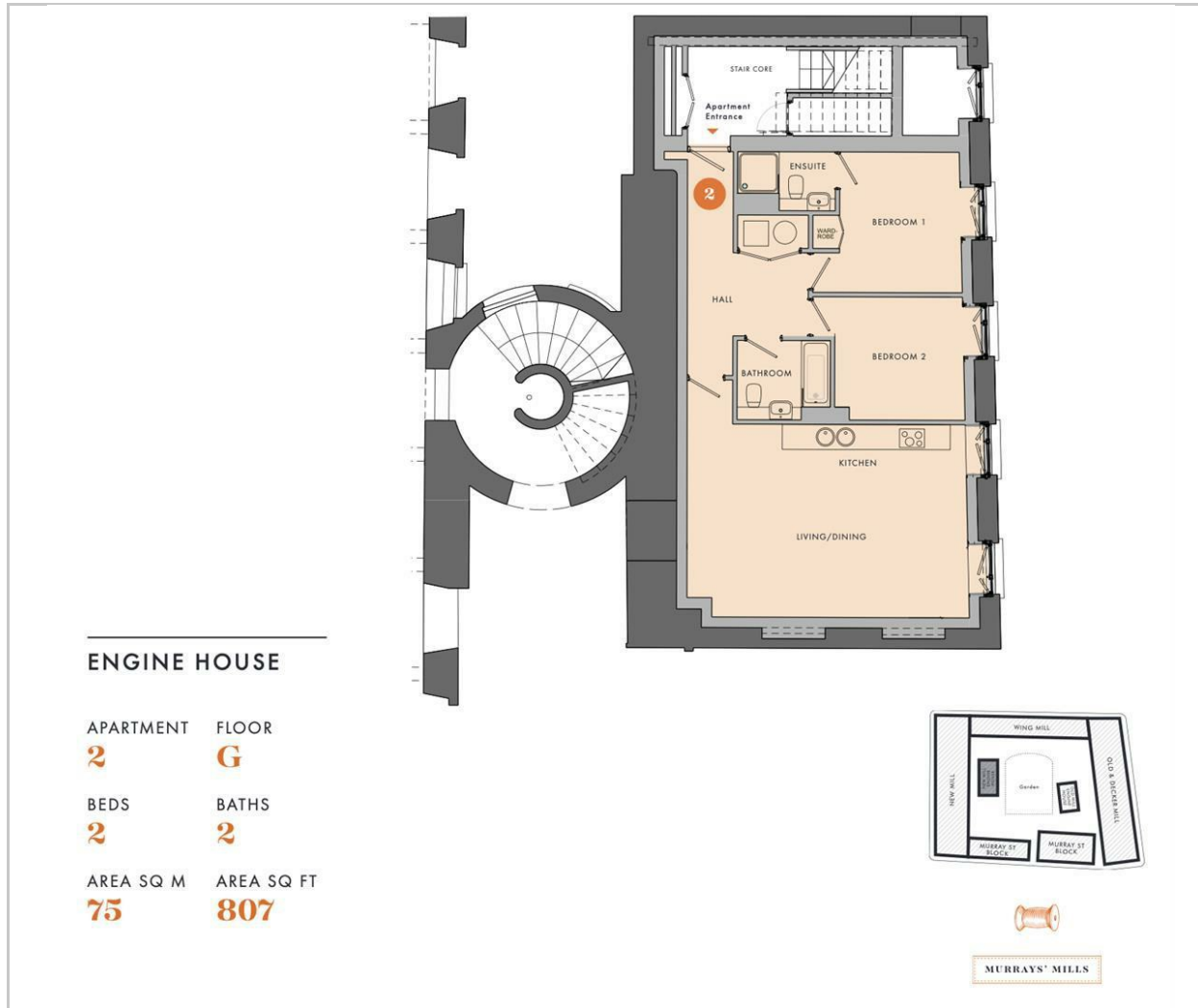
### Lease Information

- Service charge - £3,747.98 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.

- Two Double Bedrooms, Two Bathrooms
- RIBA Award Winning Development
- Grade II Listed Conversion
- Car Parking Space Included
- No Chain
- EPC Rating E
- Central Ancoats Location
- 24 Hour Concierge
- Owner Occupiers Only
- Communal Courtyard



## Floor Plan

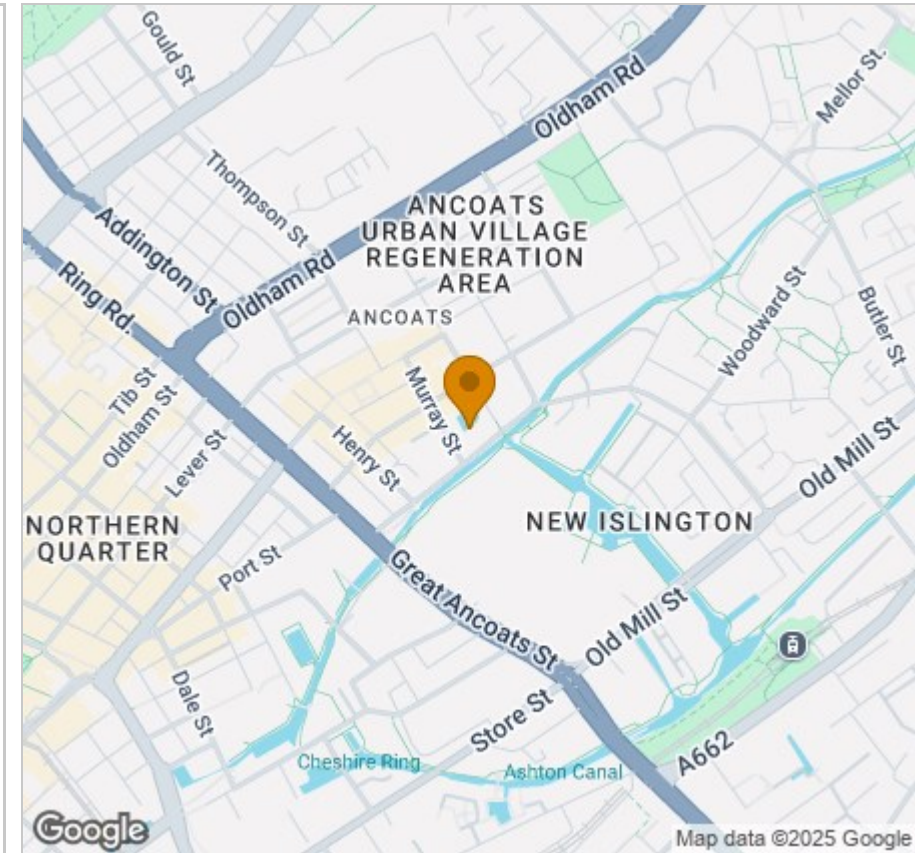


## Viewing

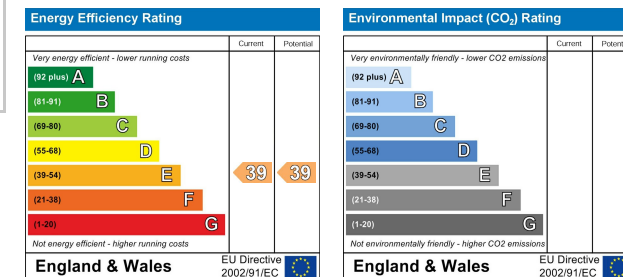
Please contact our Reside Manchester Office on 0161 837 2840 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



### Energy Efficiency Graph



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