



# RESIDE

## MANCHESTER



69 Murrays Mills, 50 Bengal Street  
Ancoats, M4 6LS

**Asking Price £475,000**





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This stunning three-bedroom duplex is set within the award-winning Murrays' Mills development — one of the most desirable mill conversions in the city.

Situated in the historic New Mill, the apartment boasts generous living space and a wealth of original features, including exposed brickwork and iron beams. Secure parking is included.

Exclusively for owner occupiers, the development offers a 24-hour concierge service and a beautifully landscaped communal courtyard.

Viewings are highly recommended.

### 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 69 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. Upon entering the duplex apartment you're greeted with a spacious hallway housing three bedrooms and two bathrooms. You'll be immediately impressed by the storage space it offers coupled with oak hardwood timber flooring throughout.

Upstairs offers a large open plan living and kitchen area with a fully fitted Makintosh kitchen, tiled splash back, a stainless steel sink with Hansgrohe tap, an integrated Neff cooker and hob, a CDA dishwasher, fridge and freezer. The kitchen island added by the current owners offer extra storage and a countertop fridge which will stay with the property. The space is heated by wall-mounted electric heaters, with LED downlights illuminating both the kitchen and living areas.

The three spacious bedrooms are fully carpeted with LED downlights with all bedrooms offering large bay windows. The primary bedroom is equipped with TV and satellite points and 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, 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

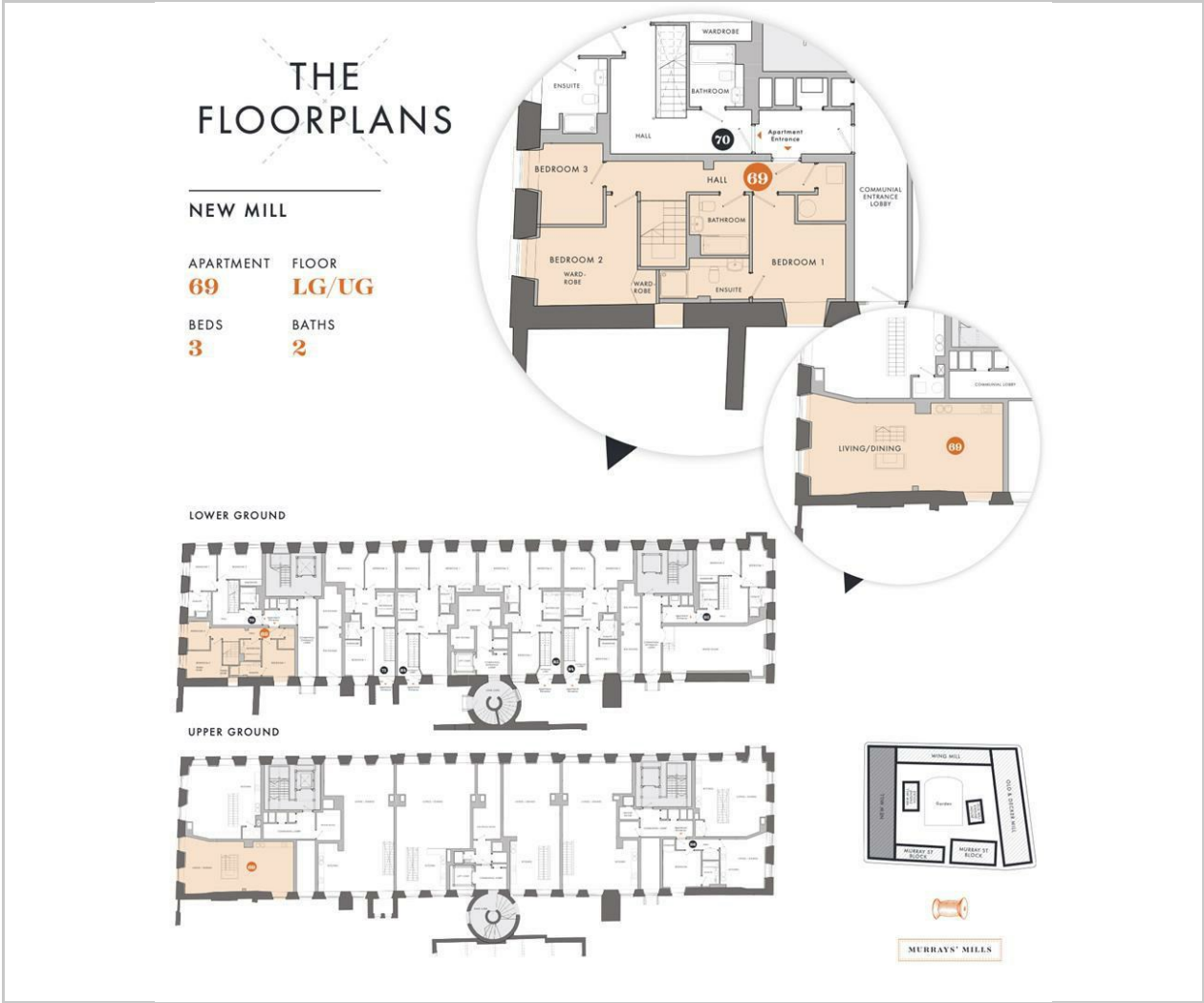
- Service charge - £5,184 per annum including buildings insurance.
- Car Park service charge - £550 per annum.
- Ground rent - £375 per annum. No review for 15 years. Then review with RPI every 10 years.
- Lease - 250 years from 2017.

- Three Bedroom Duplex, Two Bathrooms
- Grade II Listed Building
- Car Parking Space Included
- Owner Occupiers Only
- RIBA Award Winning Development
- EPC Rating E
- Central Ancoats Location
- 24 Hour Concierge
- Communal Courtyard
- Secure Bike Storage





Floor Plan

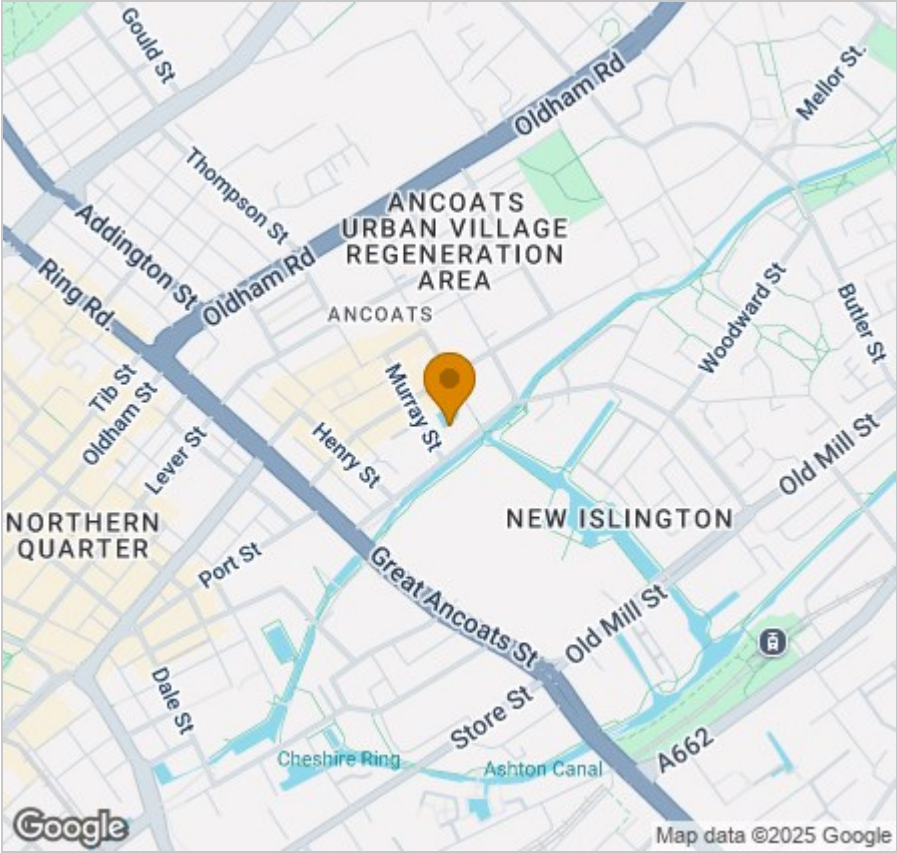


Viewing

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

