



RESIDE

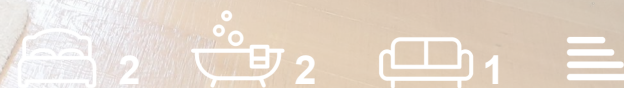
MANCHESTER



Murrays' Mills

Manchester, M4 6LR

Asking Price £400,000



**19 Murrays Mills 50 Bengal Street**

Manchester, M4 6LR

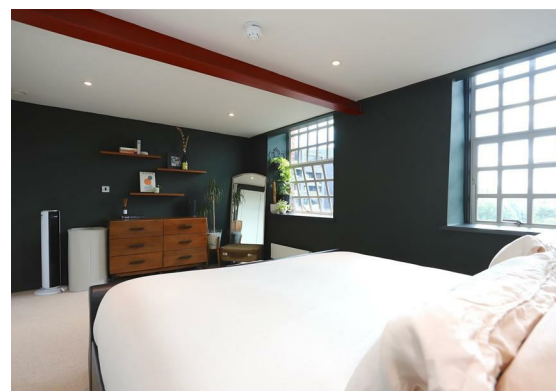
Beautifully presented 2-bed, 2-bath apartment in Murray's Mills, positioned on the fourth of fifth floor of the Old Mill. The apartment boasts a wealth of original features, such as exposed brickwork and steel beams.

Apartment 19 features a dual aspect layout for excellent natural light. This property benefits from an upgraded kitchen, custom fitted wardrobes, and bespoke electric blinds throughout. The apartment comprises a spacious hallway leading to an open plan kitchen & living area with views overlooking the central courtyard, two double bedrooms, ensuite and 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**  
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 19 is located in Old Mill. The development offers a 24 hour concierge, CCTV around the complex and secure 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

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, German-designed kitchen features quartz worktops and a full suite of premium Neff integrated appliances, including a fridge freezer, electric hob, and built-in oven. It also boasts an integrated dishwasher, a wine fridge, and a breakfast bar with additional wired network points. The living space features 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 upgraded built in wardrobes in both bedrooms. The primary bedroom offers TV and satellite points and the second bedroom has cabled ethernet 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

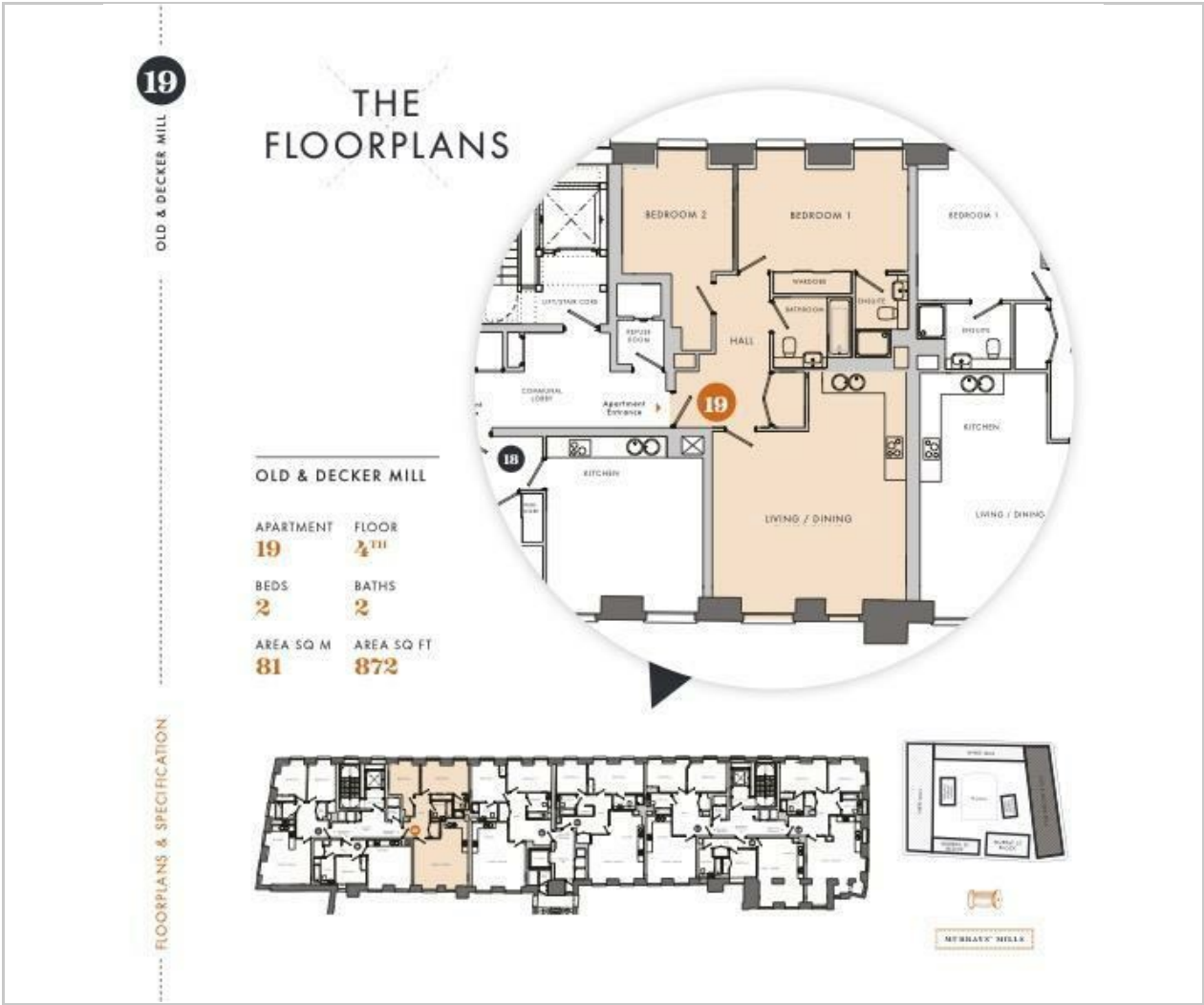
Murrays' Mills is located in the heart on Ancoats, surrounded by many independent businesses including Mana, a Michelin star restaurant, Companio + Flat Baker, Rudys & general store. Across the road from Murrays' Mills is the Rochdale Canal and the ever popular Ancoats Marina perfect for a short walk 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 - £3729.63 per annum
- Buildings Insurance - £722.87 per annum
- Car Park service charge - £572 per annum.
- Ground rent - £325 per annum. No review for 15 years. Then review with RPI every 10 years.
- Lease - 250 years from 2017.



Floor Plan

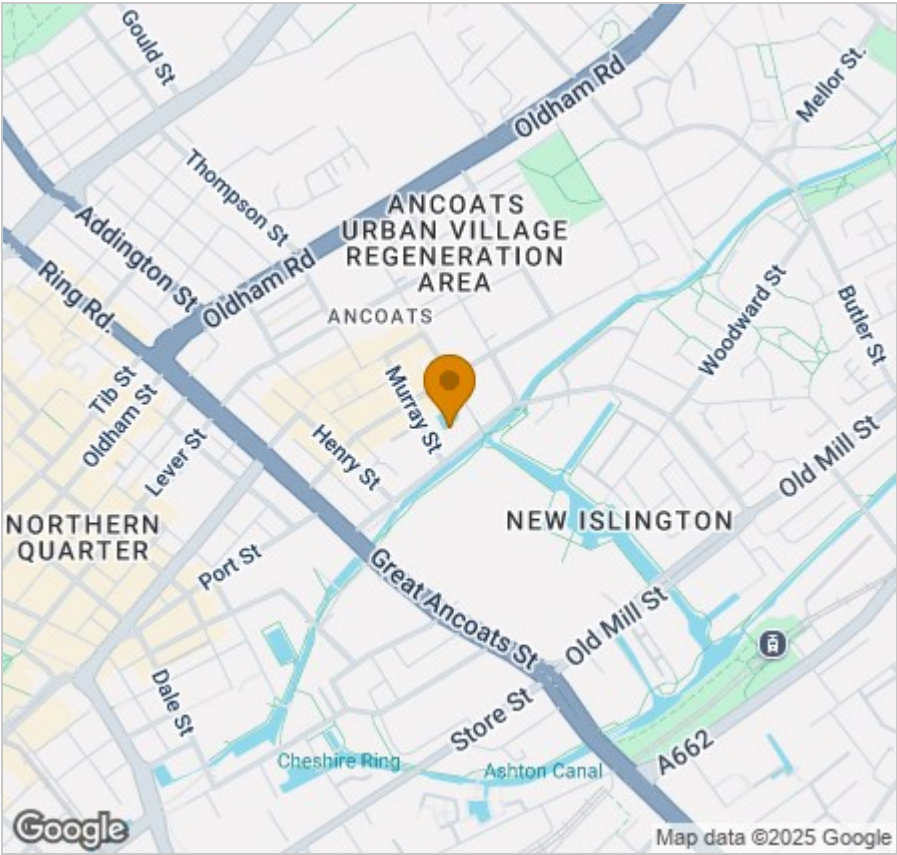


Viewing

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

