

RESIDE
—
MANCHESTER



Murrays' Mills

Ancoats, Manchester, M4 6LR

Asking Price £350,000



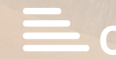
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47 Murrays Mills 50 Bengal Street

Ancoats, Manchester, M4 6LR

An impeccably presented two-bedroom, one-bathroom apartment located on the 4th floor of Old Mill, featuring from a wealth of original features, such as exposed brickwork, iron columns and beams.

One of the most sought after mill conversions in the City.

The development benefits from a 24 hour concierge service as well as a beautiful communal courtyard. Secure Parking Included.

Murrays' Mills

Murrays' Mills is a beautifully restored historic development in the heart of Ancoats, centred around the world's oldest surviving steam-powered cotton mill. Blending industrial heritage with modern living, the scheme features a mix of Grade II-listed mill buildings and contemporary new-builds arranged around a peaceful courtyard. With unique character, high-spec apartments, and a 24-hour concierge, Murrays' Mills offers a distinctive and sought-after place to live in one of Manchester's most vibrant neighbourhoods.

The Tour

This stylish two-bedroom, one-bathroom apartment is located on the fourth floor and offers a host of desirable features.

Entered into a large hallway with oak hardwood timber flooring, double door storage cupboard with washing machine & doors circulating to rest of the accommodation.

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 & living space with two large floor to ceiling juliet balconies overlooking the stunning courtyard.

Bedrooms: Both bedrooms carpeted, both offering large windows with secondary glazing and LED downlights. The primary bedroom offers TV and satellite points & large built in wardrobes.

Bathroom: Fully tiled flooring, Duravit 3 piece suite with a bath and overhead shower, Hansgrohe chrome fittings, large mirror and vanity shelf with LED lighting and overhead storage, heated chrome towel rail, down lights, 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

Lease Length & Years Remaining: 250 years (244





remaining)
 Service charge per annum: £3453.04
 Car park service charge per annum: £592.96
 Ground rent per annum: £375
 Building insurance per annum: £659.86

- Two Bedrooms
- One Bathroom
- Original Features Throughout
- Secure Allocated Parking
- 24 Hour Concierge
- EPC Rating C
- Grade II and Grade II* Listed Building
- Communal Courtyard
- Award Winning Development In The Heart of Ancoats
- Owner Occupiers Only



Floor Plan

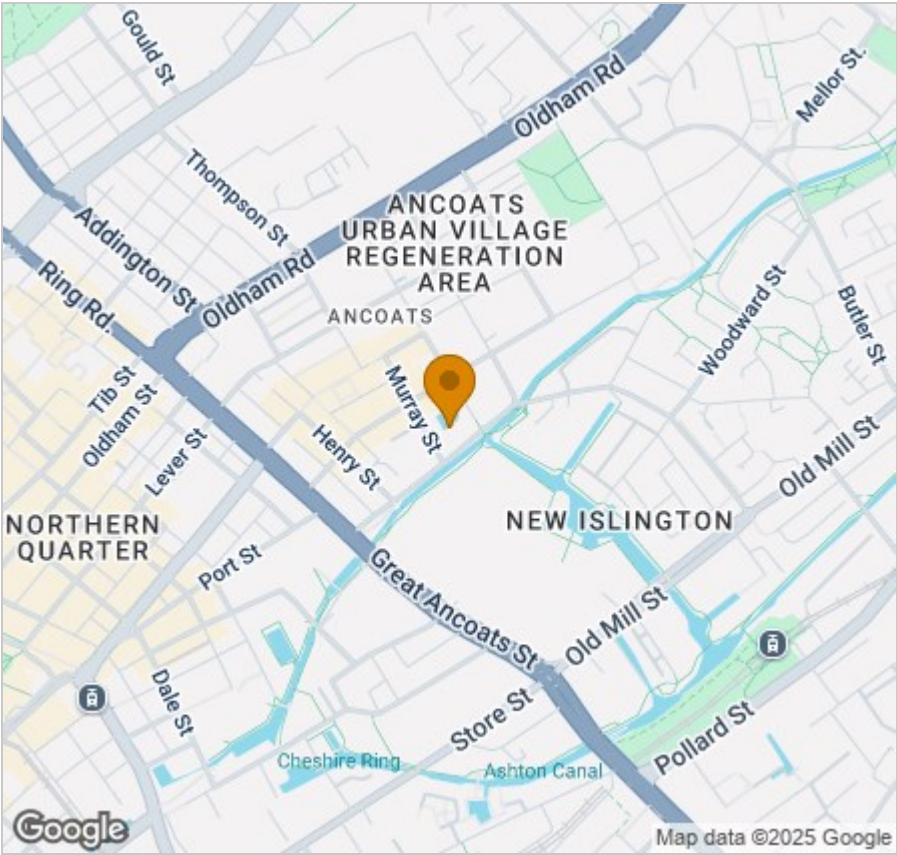


Viewing

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

