

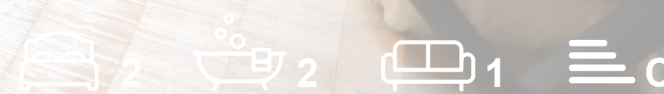


RESIDE  
MANCHESTER



20 New Little Mill 60 Radium Street  
Ancoats, Manchester, M4 6GH

**Asking Price £375,000**





# 20 New Little Mill 60 Radium Street

Ancoats, Manchester, M4 6GH

Discover New Little Mill—a stunning Grade II listed development beautifully restored to celebrate its industrial heritage. Perfectly situated in the highly sought-after Ancoats district, one of Manchester's most dynamic and desirable neighbourhoods, this spacious two-bedroom, two-bathroom apartment blends historic character with contemporary living.

Located on the first floor, you enter the apartment into a spacious hallway that leads to the rest of the accommodation. The property features an impressive open-plan living and kitchen area complemented by extensive exposed brickwork, high ceilings, and original details that create warmth and personality throughout. The property offers two well-proportioned double bedrooms and two elegant bathrooms, along with a valuable allocated parking space—an exceptional benefit in this prime location.

Residents also enjoy an on-site concierge service and access to a tranquil internal courtyard, offering a peaceful retreat from the buzz of city life.

To arrange a viewing, please contact the sales team on 0161 837 2840.

## New Little Mill

Located on the corner of Bengal Street and Jersey Street in Ancoats, Little Mill was constructed by the Murray Brothers following the completion of Murrays Mills, in around 1822, and originally linked to New Mill by an underground tunnel. Little Mill was the first recording of a cotton mill run by mains electric. Having been destroyed by fire around 1908, the mill was rebuilt and renamed "New Little Mill".







### The Tour

Upon entering, you're welcomed into a hallway with doors leading to the rest of the interior designed apartment. The hallway leads you to a spacious open-plan living and kitchen area. The living space has been fitted with a bespoke TV unit and built in hidden desk and drawers. The space is beautifully finished with 18mm engineered oak flooring in native oak and striking exposed brickwork, complemented by two large windows that flood the lounge with natural light.

The fully fitted Mackintosh kitchen features Bellato Grey base units paired with light grey wall cabinets and a 20mm Bellato Grey laminate worktop. Finishing touches include grey splashback tiles, Hansgrohe swivel taps, under-cabinet lighting, and a full range of integrated appliances — Neff stainless steel electric oven with black glass hob, CDA fridge, freezer, and dishwasher.

Both bedrooms are fully carpeted, with the primary bedroom offering generous windows, exposed brick features, and LED downlighting. The primary bedroom further benefits from built-in wardrobes and TV and satellite connection points. The second bedroom has been bespoke fitted with a walk-in wardrobe.

The bathrooms are elegantly appointed with contemporary white three-piece suites. The family bathroom includes a shower over the bath, while the en-suite features a walk-in shower. Both are fitted with Duravit toilets and sinks set on solid oak countertops, complemented by large glass mirrors and porcelain tiled flooring.

### The Area

New Little Mill is located in the heart on Ancoats, surrounded by many independent businesses including Pollen, Rudys & Mana. Across the road from New Little Mill 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

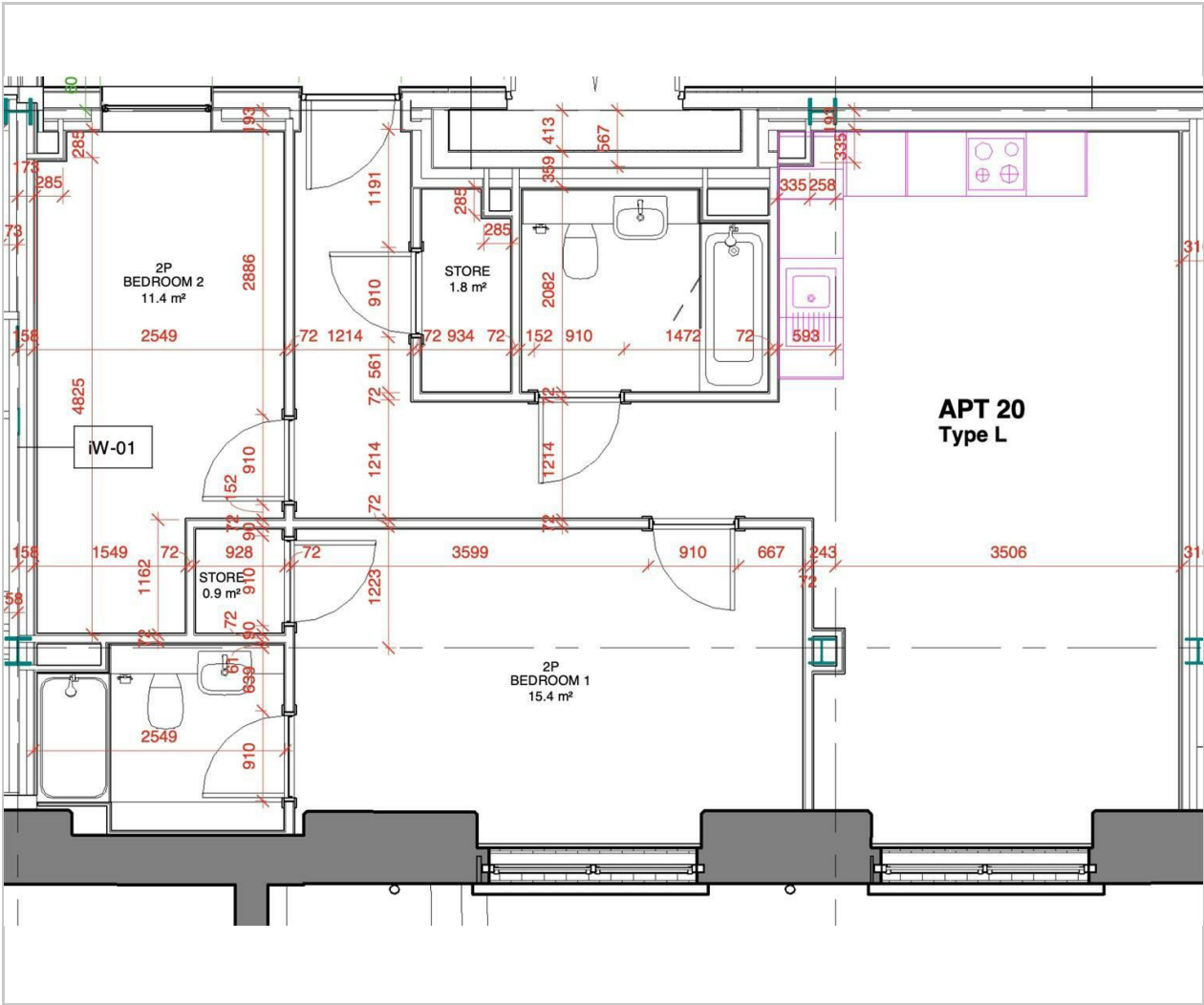
Length of Lease - 250 years from September 2020  
 Service Charge - £3563.96 per annum  
 Car Parking Service Charge - £592.96  
 Ground Rent - £250 per annum  
 6 year premier guarantee warranty  
 Management Company: Zenith

- Grade II Listed Building
- Two Bedrooms & Two Bathroom
- Allocated Parking Included
- Central Ancoats Location
- On-Site Concierge
- EPC Rating C
- Beautifully Presented
- Bike Storage

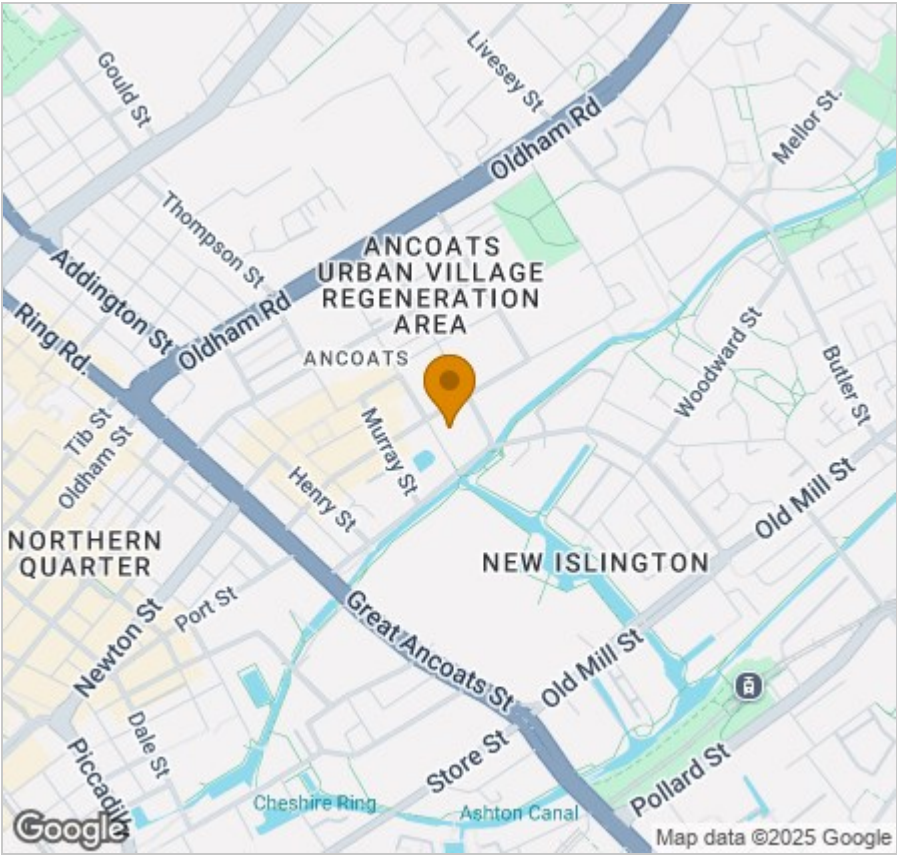




Floor Plan



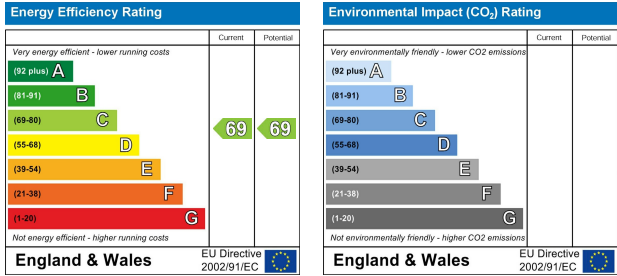
Area Map



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.

Energy Efficiency Graph



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