



RESIDE
MANCHESTER

112 Murrays Mills 50 Bengal Street
Ancoats, Manchester, M4 6LS

Asking Price £359,950



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Historic listed mill conversion set around an architectural landscaped courtyard in vibrant Ancoats.

This unique two-bedroom apartment is nestled in the historic Murrays' Mills. Positioned on the first floor of the Wing Mill, the apartment boasts a spacious hallway leading to an immaculate open-plan kitchen and living area adorned with original brick along the wall. The living space overlooks the central courtyard, offering an abundance of natural light, thanks to its south-facing aspect. The apartment comprises two generously-sized double bedrooms, one of which has an en-suite bathroom, and a family bathroom.

Car parking included.

Residents of Murrays' Mills can benefit from a 24-hour concierge service, access to a communal courtyard and secure bike storage.

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.

A beautiful conversion located in the heart of Ancoats, this development is made up of Grade II & II* listed buildings, a new build block and a stunning townhouse. Apartment 112 is located in Wing 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

Located on the first floor of Wing Mill, this apartment shares the level with just three other apartments. Upon entry, you are greeted by a spacious hallway featuring oak hardwood timber flooring and three double glazed windows that infuse the area with natural light.

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, recently installed AEG induction hob with John Lewis warranty, 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 central courtyard.

Bedrooms: Fully carpeted bedrooms, both offering large floor to ceiling double glazed juliet balconies, LED downlights. The primary bedroom offers TV and satellite points and a built in wardrobe.

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, 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

- Lease - 250 years from 2017
- Service charge - £4096. 96 per annum including buildings insurance.
- Car park service charge - £570 per annum
- Ground rent - £325 per annum. No review for 15 years. Then review with RPI every 10 years

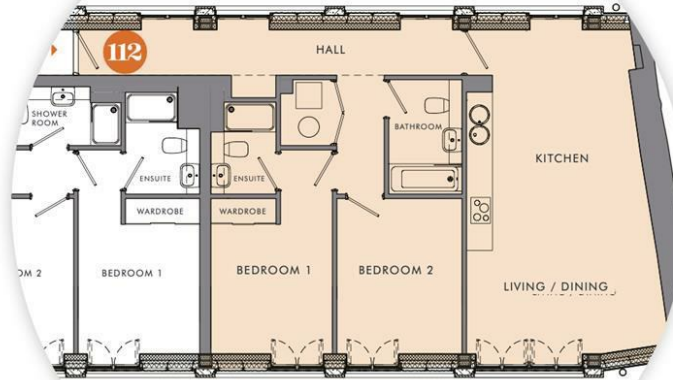


- Two Double Bedrooms, Two Bathrooms
- Secure Parking Space Included
- RIBA North West Award Winning Development
- Communal Central Courtyard
- Owner Occupied Development
- EPC Rating C
- Central Ancoats Location
- South Facing Apartment
- Original Features Throughout
- 24 Hour Concierge



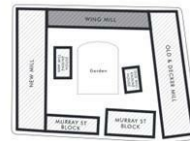
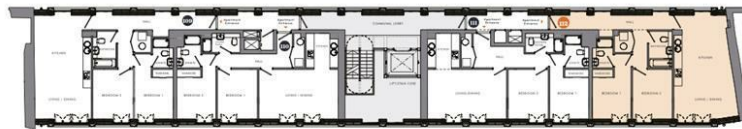
Floor Plan

THE FLOORPLANS



WING MILL

APARTMENT	FLOOR
112	1ST
BEDS	BATHS
2	2
AREA SQ M	AREA SQ FT
78	840



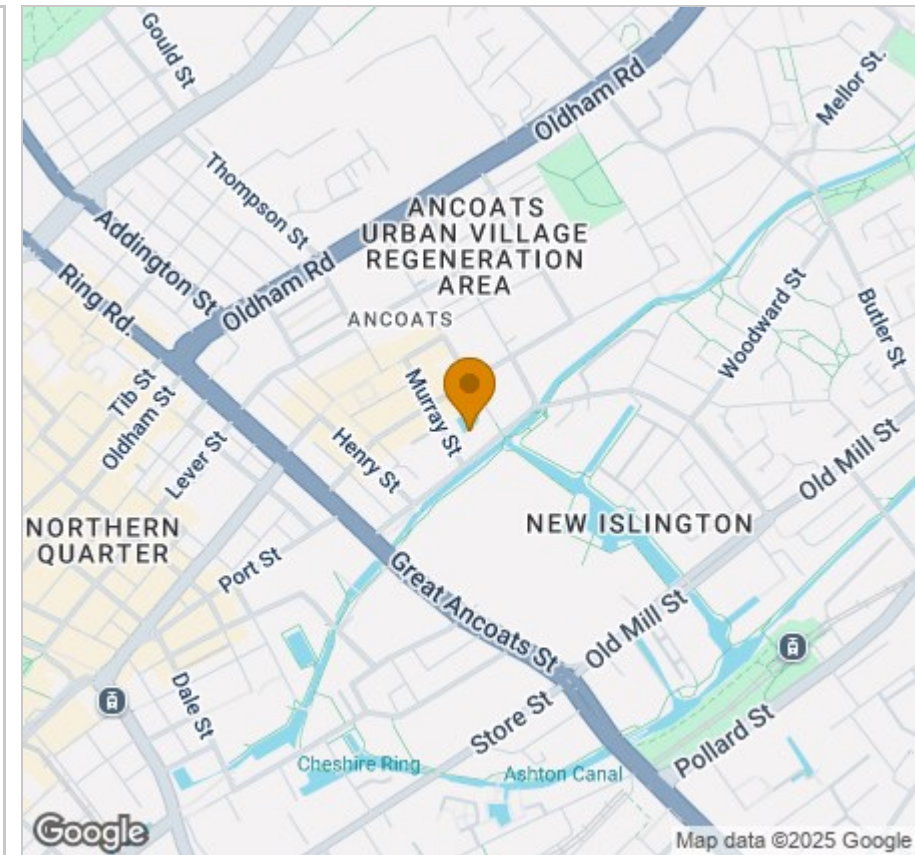
MURRAYS' MILLS

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

Energy Efficiency Rating	Current	Potential	Environmental Impact (CO ₂) Rating	Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>	80	80	<i>Very environmentally friendly - lower CO₂ emissions</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales EU Directive 2002/91/EC			England & Wales EU Directive 2002/91/EC		

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