



RESIDE  
—  
MANCHESTER



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

Asking Price £550,000



# 106 Murrays Mills 50 Bengal Street

Ancoats, Manchester, M4 6LS

We are thrilled to bring to market this exceptional two-bedroom penthouse duplex apartment, perfectly positioned within the iconic and award-winning Murrays' Mills development — a landmark of industrial heritage seamlessly blended with modern luxury.

Located in the heart of vibrant Ancoats, one of Manchester's most sought-after neighbourhoods, this beautifully appointed residence offers over 1,100 sq ft of thoughtfully designed living space, ideal for those seeking a unique and upscale urban lifestyle.

Boasting striking architectural features, high-spec finishes, and a contemporary layout across two levels, this stunning home combines character, comfort, and convenience in one of the city's most historic and atmospheric settings.

## 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 106 is located 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 remarkable penthouse apartment showcases a thoughtful and stylish design that seamlessly blends modern living with the rich industrial heritage of Murrays' Mills. The spacious open-plan living area boasts an abundance of natural light and offers a comfortable and flexible living space, perfect for both relaxation and entertaining.

The well-appointed kitchen features high-quality fixtures and fittings, including integrated appliances, and provides a delightful space for cooking and entertaining.

The two generously sized bedrooms are located on the lower level of the duplex. One of the standout features of this property is the private terrace, where you can enjoy alfresco dining or simply unwind while taking in the stunning views of the surrounding area.

The apartment comes with the added convenience of dedicated parking, ensuring that you have easy access to your vehicle in this vibrant city location.

### 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.

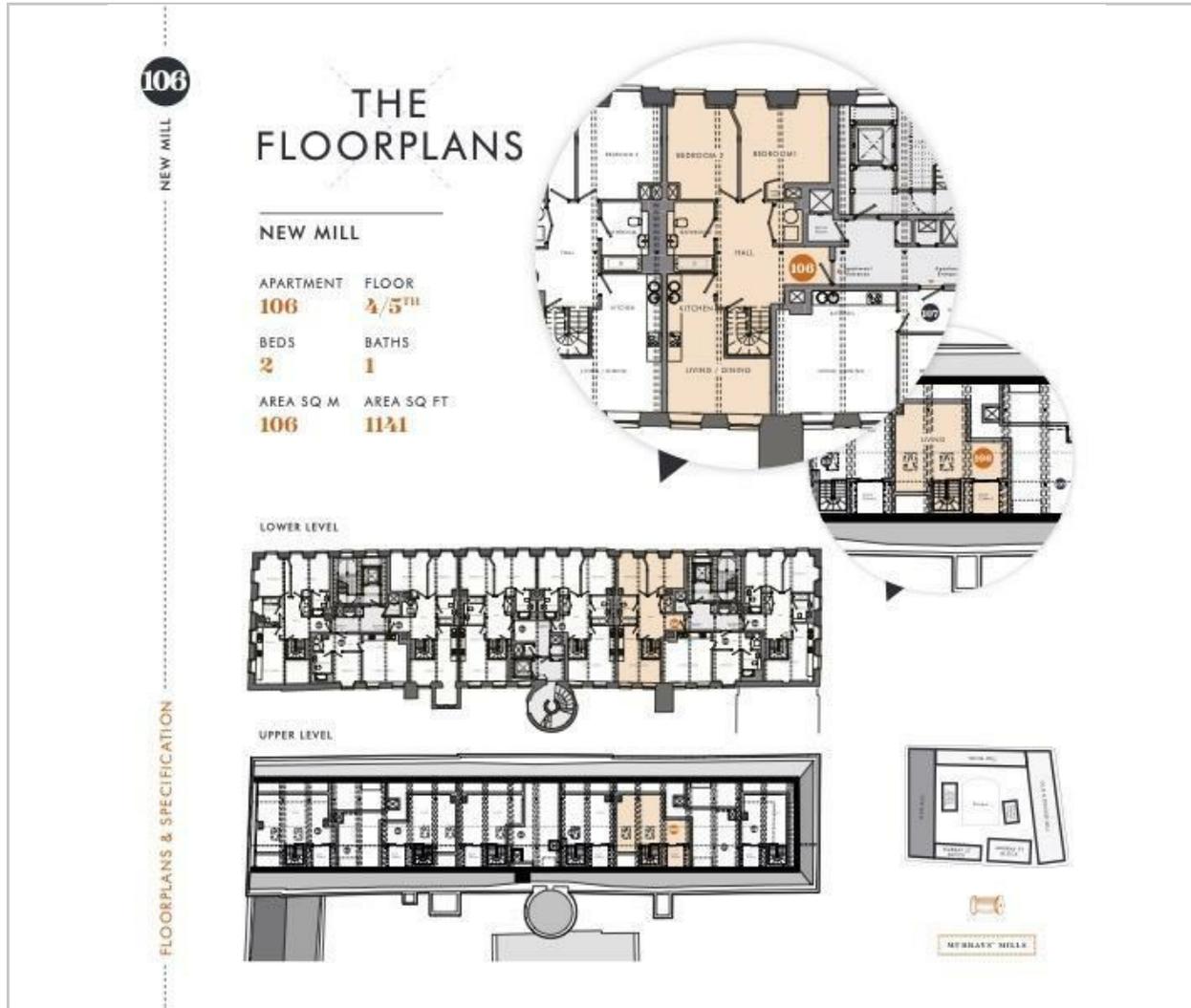
### Lease Information

250 year leasehold from 2018  
£593.50 Car parking service charge per annum  
£4708 Service charge per annum  
£945.86 Buildings insurance per annum

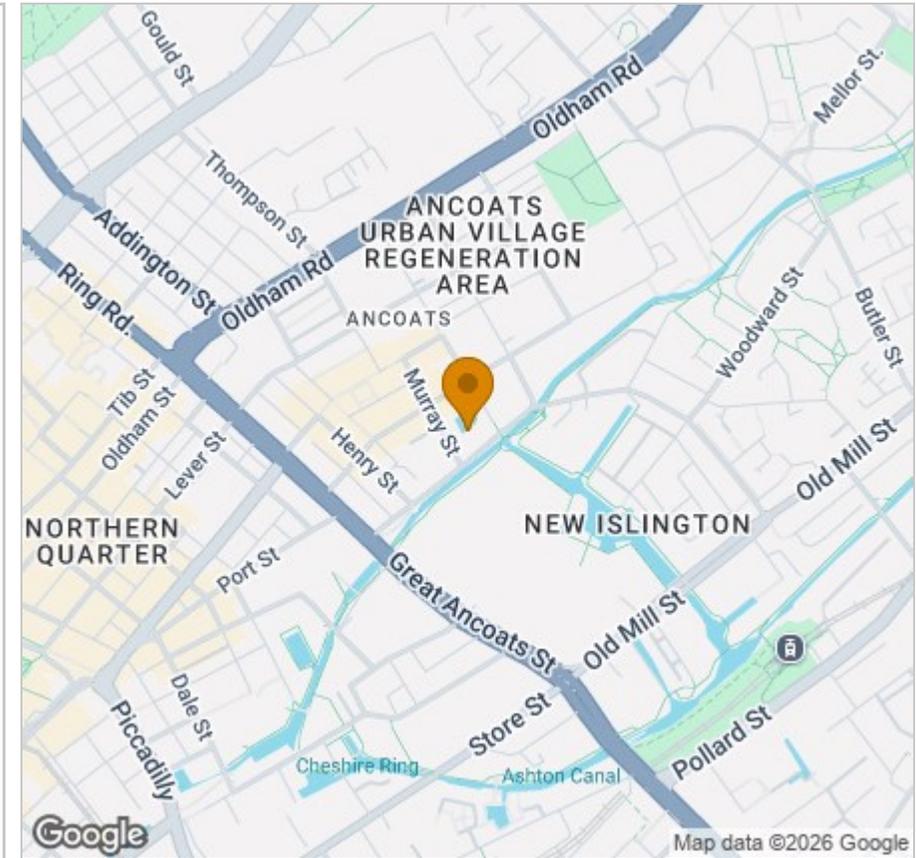
- Duplex Penthouse Apartment
- Two double bedrooms
- Grade II and Grade II\* Listed Building
- Private Terrace
- Original Features Throughout
- EPC Rating C
- Seperate Kitchen & Dining Area
- Secure Allocated Parking
- Central Ancoats Location
- 24 Hour Concierge & Communal Residents' Courtyard



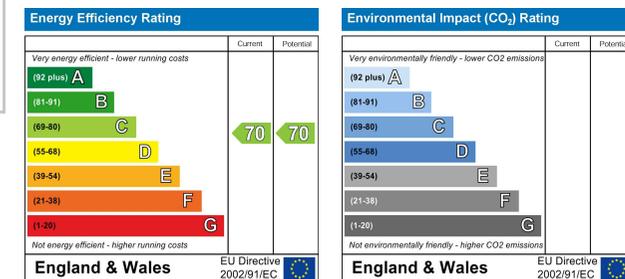
## Floor Plan



## Area Map



## Energy Efficiency Graph



## 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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