



RESIDE  
MANCHESTER



67 Murrays' Mill 50 Bengal Street  
Ancoats, Manchester, M4 6LS

Asking Price £400,000



# 67 Murrays' Mill 50 Bengal Street

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A stunning 2 bedroom apartment located within the acclaimed Murrays' Mills development, nestled in the vibrant core of Ancoats.

Positioned on the top floor of Murray St Mill, it boasts captivating original elements like exposed brickwork and vaulted ceilings. Inside, you'll find two generous bedrooms, two bathrooms, a hallway equipped with ample storage, and a welcoming open-plan living and kitchen space. The property also benefits from secure allocated parking.

The current owner has enhanced the kitchen with a large island, providing space to entertain. Additionally, all kitchen and island surfaces are Quartz. They have also installed a new efficient smart heating system and privacy glass in the en-suite.

Residents benefit from the convenience of a 24-hour concierge service, access to a charming courtyard, and secure bike storage.

## Murrays' Mill

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 67 is located in Murray St Block. 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

Upon entry, you are greeted by a spacious hallway featuring oak hardwood timber flooring and exposed brick running along with back wall and two large windows overlooking the central courtyard.

**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. Upgraded Quartz worktops and a large kitchen island providing additional surface space and a place to entertain. Large windows overlooking Murray Street. Wall mounted electric heaters, LED down lights throughout the kitchen with beautifully vaulted ceilings & the living space featuring exposed brickwork.

**Bedrooms:** Fully carpeted bedrooms, both offering large windows Murray Street, LED downlights and built in wardrobes, TV and satellite points to the primary bedroom.

**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 ensuite has had privacy glass also installed.





### 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.

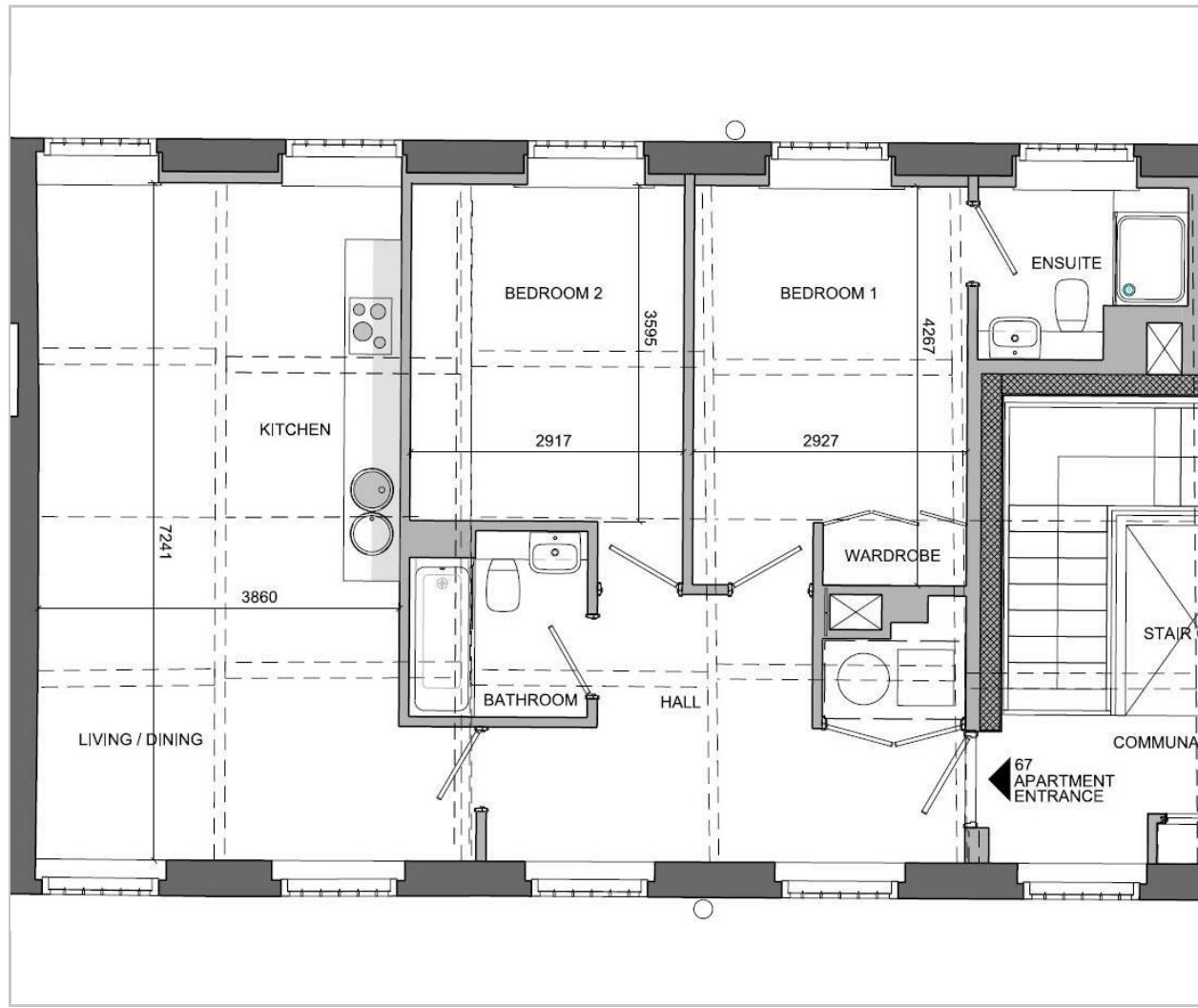
### Lease Information

- Service charge - £2980.24 per annum
- Buildings Insurance - £618.52 per annum
- Car Park service charge - £592.90 per annum.
- Ground rent - £325 per annum. No review for 15 years. Then review with RPI every 10 years.
- Lease - 250 years from 2017.

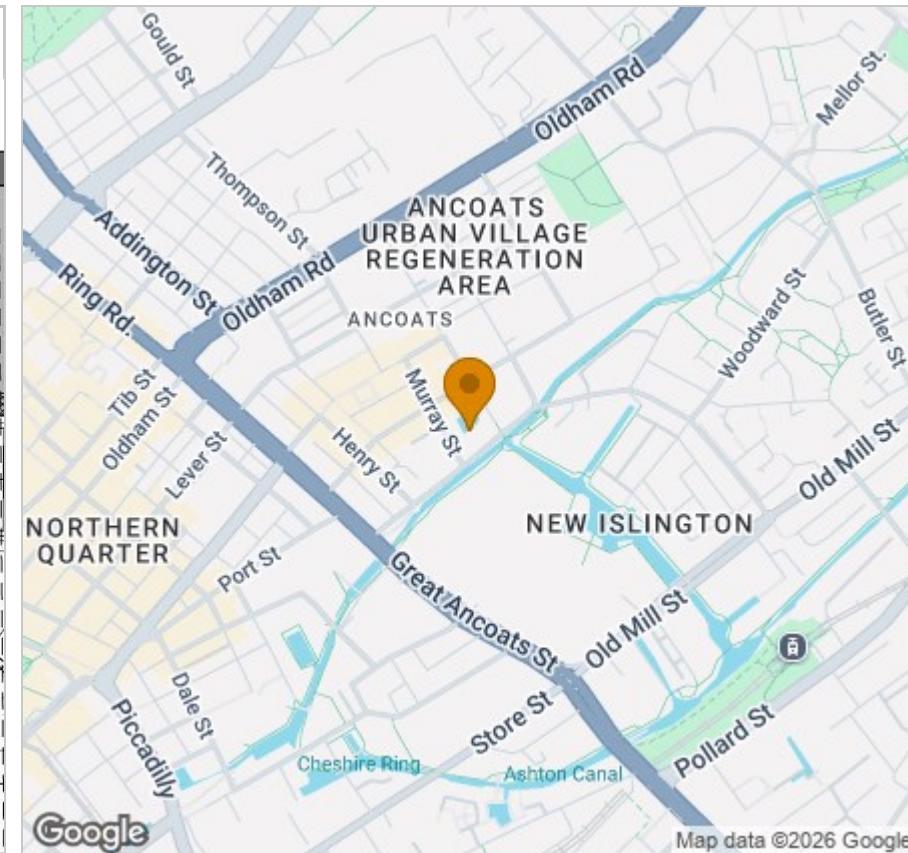
- Two Bedrooms
- Two Bathrooms
- Original Features Throughout
- Secure Parking Included
- Beautiful Vaulted Ceilings
- EPC Rating E
- Central Ancoats Location
- Communal Courtyard
- Only Owner Occupiers
- No Chain



## Floor Plan



## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	41	41
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

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

## 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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