



RESIDE  
—  
MANCHESTER



40 Murrays Mills 50 Bengal Street  
Ancoats, Manchester, M4 6LR

**Asking Price £415,000**



# 40 Murrays Mills 50 Bengal Street

Ancoats, Manchester, M4 6LR

A superb two-bedroom apartment positioned on the first floor of the RIBA award-winning Murrays' Mills, one of the city's most desirable mill conversions.

Set within the historic Old Mill building, this beautifully presented home retains an abundance of original character, including exposed brickwork, cast-iron columns, and timber beams, blending industrial heritage with contemporary living.

Its corner position, with windows on three sides, provides a brighter aspect than many apartments in the development. The apartment further benefits from secondary glazing throughout, enhancing both warmth and sound insulation.

The accommodation briefly comprises a welcoming entrance hallway leading to two generous double bedrooms and two bathrooms. The property further benefits from a spacious open-plan kitchen, dining, and living area, providing excellent proportions for both relaxing and entertaining.

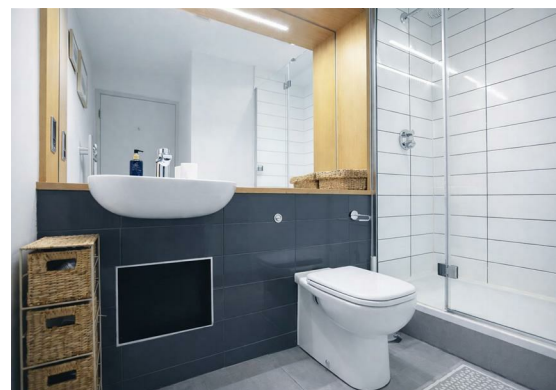
This owner-occupier-only development offers a 24-hour concierge service and an impressive communal courtyard, with secure parking included.

## Murrays Mill

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.

Murrays' Mills is a beautiful conversion located in the heart of Ancoats. The development is made up of Grade II & II\* listed buildings with apartment 94 residing 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 two-bedroom apartment is situated on the first floor of the former Old Mill, offering a blend of contemporary living and historic character. Upon entering, you are welcomed by a spacious hallway leading to two generous double bedrooms and two bathrooms. All windows have been fitted with secondary glazing, aiding noise traffic and warmth.

The property boasts a bright open-plan living and kitchen area, featuring a fully fitted Makintosh kitchen with a tiled splashback, stainless steel sink with Hansgrohe tap, integrated Neff oven and hob, and CDA dishwasher, fridge, and freezer. Wall-mounted electric heaters and LED dimmer downlights create a warm, inviting atmosphere throughout the kitchen and living spaces. An additional dining area and a versatile nook highlight the apartment's original exposed brickwork.

Both bedrooms are fully carpeted, with large windows benefiting from secondary glazing and LED downlights throughout. The principal bedroom includes a built-in wardrobe along with TV and satellite points.

The bathrooms are fully tiled and fitted with Duravit three-piece suites. The family bathroom offers a shower over the bath, while the en-suite features a walk-in shower. Both are finished with Hansgrohe chrome fittings, large mirrors with vanity shelves, LED lighting, heated chrome towel rails, 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.

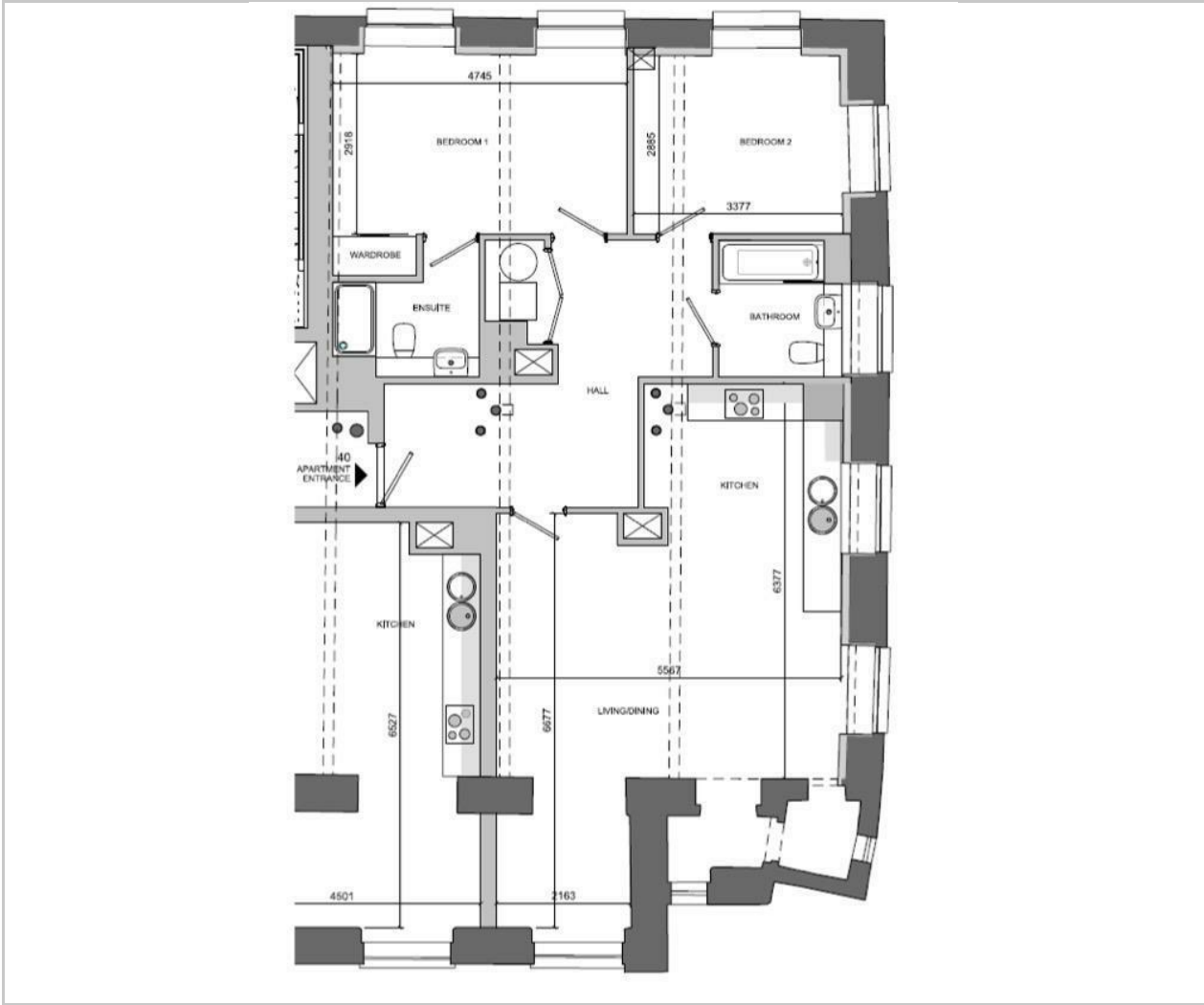
### Lease Information

- Service charge - £4119 per annum
- Buildings insurance - £811.57 per annum
- Car Park service charge - £ per annum.
- Ground rent - £375 per annum. No review for 15 years. Then review with RPI every 10 years.
- Lease - 250 years from 2017.

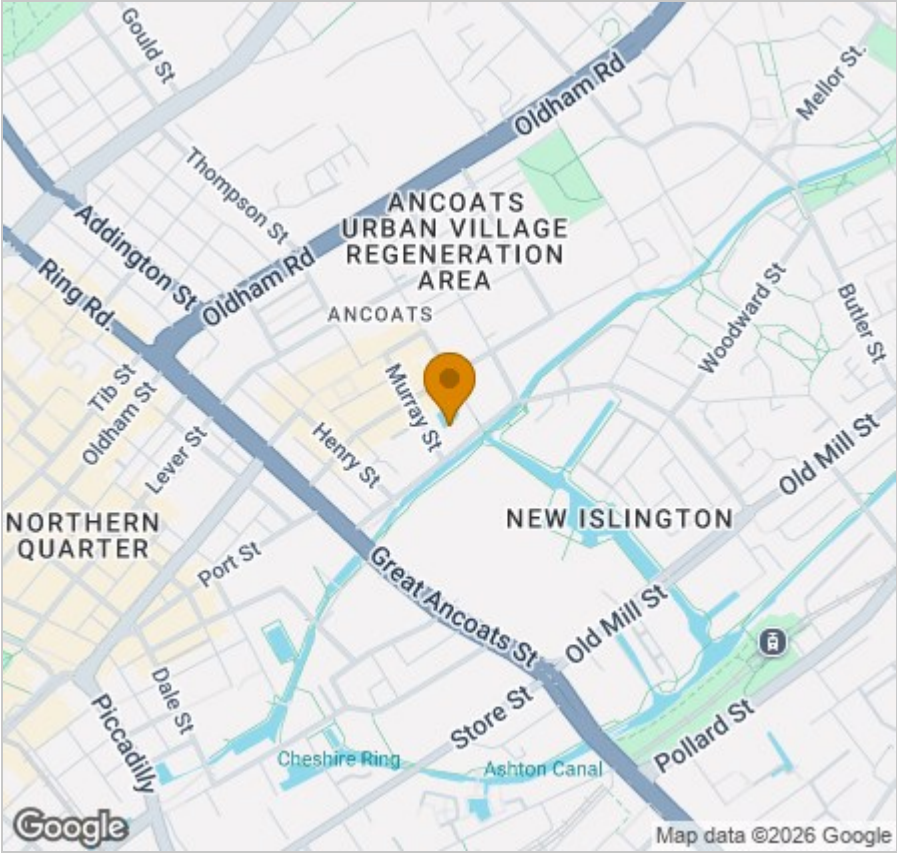
- Two Double Bedrooms
- Two Bathrooms
- Corner Unit
- First Floor
- Stunning Original Features Throughout
- EPC Rating C
- Secure Allocated Parking
- 24 Hour Concierge, Communal Courtyard & Bike Storage
- 1001 sq ft
- Central Ancoats Location



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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph

