



RESIDE

MANCHESTER



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

Asking Price £370,000



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A blissful apartment located in the renowned Murrays' Mills development, set in the heart of Ancoats.

A two-bedroom, two-bathroom second-floor apartment set within Old Mill: this bright, dual aspect home boasts views over a peaceful courtyard and the picturesque New Islington Marina. Combining original features with modern living, it offers a unique setting in a sought-after location. The interior offers two spacious bedrooms, two bathrooms, a hallway with ample storage, and a warm, open-plan living and kitchen area.

Residents enjoy the convenience of a 24-hour concierge service, access to a communal courtyard.

Murrays Mills

Murrays' Mills is a stunning residential conversion set in the heart of Ancoats. The development comprises a mix of Grade II and II* listed buildings, alongside a contemporary new-build block and an impressive townhouse. Apartment 28 is situated within Old Mill. Residents benefit from a 24-hour concierge service, CCTV throughout the complex, and secure gated access to a spacious communal courtyard. As an owner-occupier development, Murrays' Mills boasts a strong sense of community, making it a truly distinctive place to live in Manchester.

The Tour

Situated on the second floor of Old Mill, the apartment opens into a generous hallway complete with oak hardwood flooring and striking iron columns.

Open-Plan Living/Kitchen Area:

The space features hardwood timber flooring throughout and a fully fitted Mackintosh kitchen with tiled splashbacks, a stainless steel sink with drainer and Hansgrohe tap, as well as integrated Neff oven and hob, CDA dishwasher, and fridge/freezer. The kitchen is illuminated by LED downlights and complemented by iron columns, while the living area showcases exposed brickwork and two large windows overlooking the central courtyard. Wall-mounted electric heaters are also included.

Bedrooms:

Both bedrooms are fully carpeted and benefit from large windows with views towards the Rochdale Canal and New Islington Marina. Each room includes LED downlighting and built-in wardrobes, with the primary bedroom also offering TV and satellite points.

Bathrooms:

The bathrooms feature fully tiled flooring and contemporary Duravit three-piece suites. The main bathroom includes a bath with overhead shower, while the en-suite offers a walk-in shower. Both are finished with Hansgrohe chrome fittings, large mirrors, vanity shelves with LED lighting, heated chrome towel rails, downlights, and partially tiled walls.





The Area

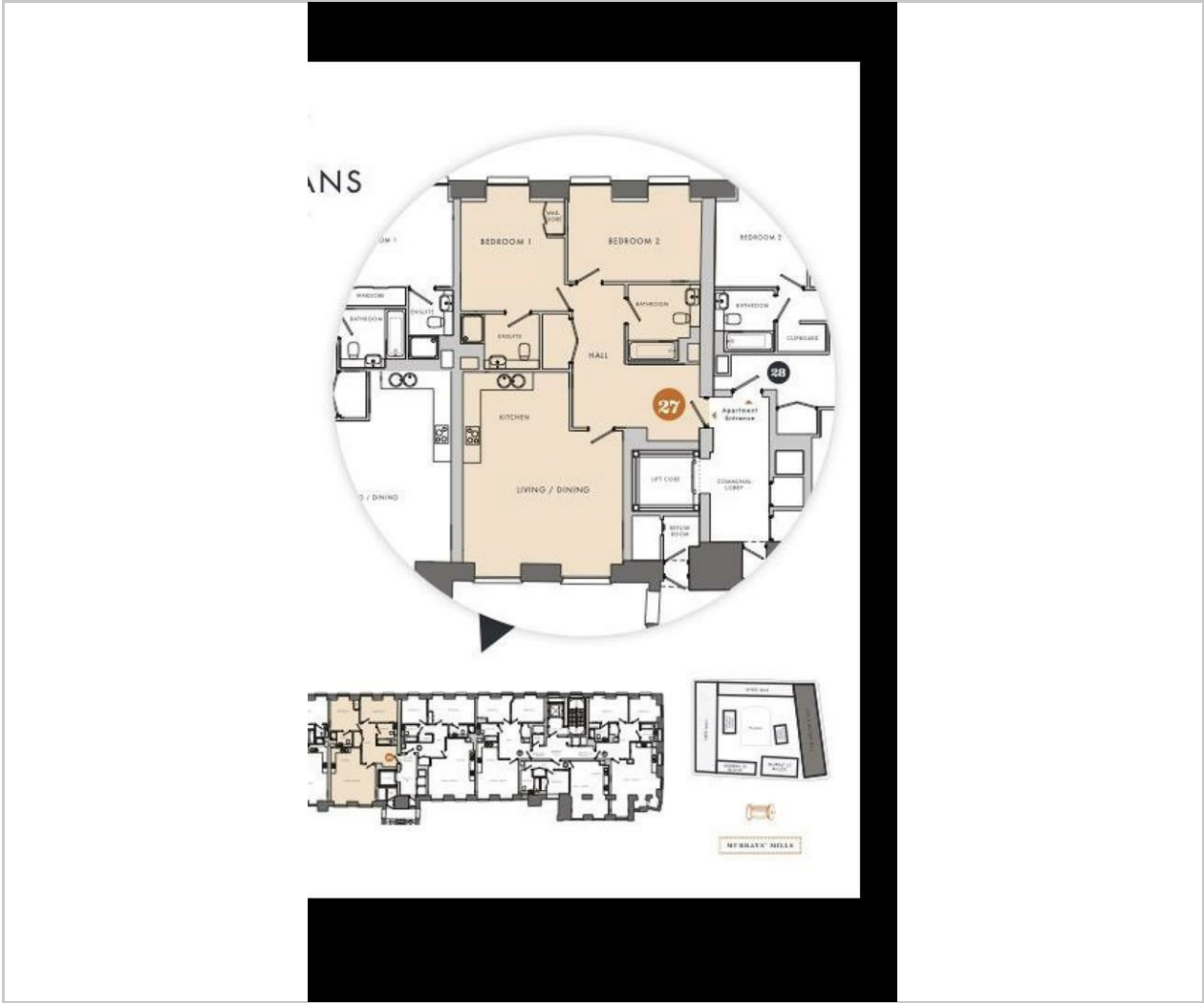
Murrays' Mills sits in the heart of Ancoats, surrounded by a vibrant mix of independent businesses, including the Michelin-starred Mana, Pollen Bakery, Rudy's Pizza, and a local general store. Just across the road, you'll find the Rochdale Canal and the ever-popular Ancoats Marina—ideal for a leisurely stroll or a relaxing lunch spot on a summer's day. The area also offers excellent connectivity, with the Northern Quarter and Piccadilly Train Station both within a convenient 10–15 minute walk.

Lease Information

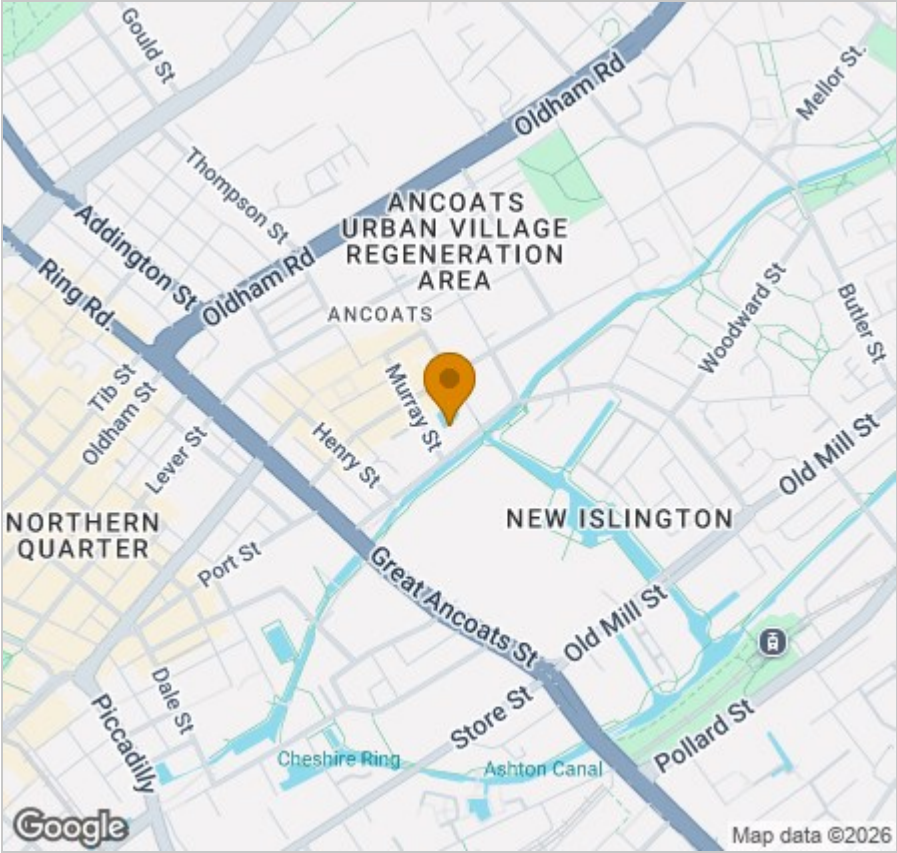
- Service charge - £4002.60 per annum
- Buildings insurance £785.04 per annum
- Ground rent - £325 per annum. No review for 15 years. Then review with RPI every 10 years.
- Lease - 250 years from 2017.

- Two Bedrooms
- Two Bathrooms
- Dual Aspect
- Original Features Throughout
- 24 Hour Concierge
- EPC Rating C
- Communal Courtyard
- Owner Occupiers Only
- Central Ancoats
- Secure Bike Storage

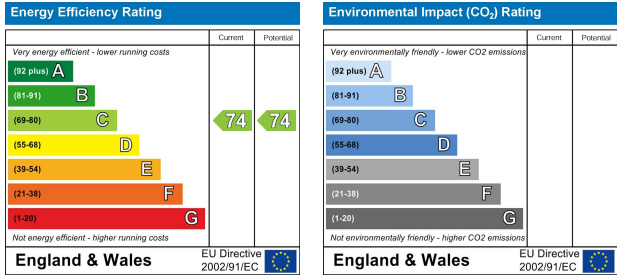
Floor Plan



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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