



RESIDE

MANCHESTER



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

Offers Over £340,000



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This stunning two bedroom apartment is set within the award-winning Murrays' Mills development — one of the most desirable mill conversions in the city.

Situated in the historic New Mill, the apartment boasts generous living space and a wealth of original features, including exposed brickwork and iron beams.

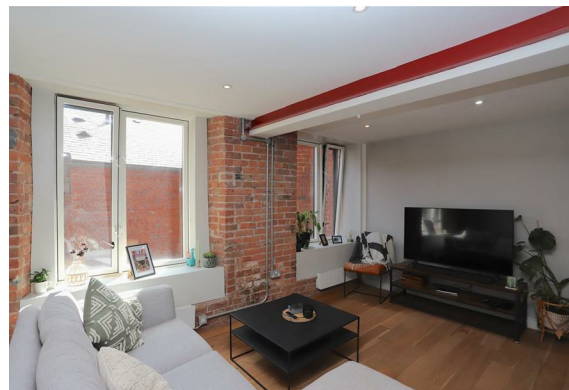
Exclusively for owner occupiers, the development offers a 24-hour concierge service and a beautifully landscaped communal courtyard.

Viewings are highly recommended.

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 87 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

Located on the 1st floor of New Mill, this apartment shares the level with just one other apartment. Upon entry, you are greeted by a spacious hallway featuring oak hardwood timber flooring.

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. Wall mounted electric heaters, LED down lights throughout the kitchen & living space with two large windows overlooking the stunning Courtyard.

Bedroom 1: Fully carpeted bedroom, offering a spacious fitted wardrobe, large window, LED down lights, TV and satellite points.

Bedroom 2: Oak hardwood timber flooring, large window, LED downlights.

The bathrooms are fitted with 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

Murray's 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 Murray's 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 - £4544 per annum (paid quarterly)
- Ground rent - £325 per annum (no review for 15 years then reviewed with RPI every 10 years)
- Lease - 250 years from 2017

- Two Bedroom
- Two Bathroom
- Dual Aspect
- Original Features Throughout
- Stunning Brickwork & Steelwork
- EPC Rating C
- 24 Hour Concierge
- Residents' Courtyard
- Secure Bike Storage
- Central Ancoats Location

87

NEW MILL

THE FLOORPLANS

NEW MILL

APARTMENT FLOOR

87 **1ST**

BEDS BATHS

2 **2**

AREA SQ M AREA SQ FT

83 **893**

MURRAY'S MILLS

FLOORPLANS & SPECIFICATION

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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Energy Efficiency Rating	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>	73	73
<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>		

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