



RESIDE

MANCHESTER



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

Asking Price £595,000



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A stunning three bedroom apartment located in Murrays' Mills, Ancoats.

One of the most sought after mill conversions in the City. This well presented duplex apartment is located on the former Old Mill block featuring it's own entrance door leading from the courtyard and benefits from a wealth of original features, such as exposed brickwork, iron columns and beams.

Entering downstairs, you're featured with a spacious hallway and three double bedrooms with two bathrooms. Upstairs reside the kitchen, dining & living area along with a separate working space which offers immense space throughout.

The development benefits from a 24 hour concierge service as well as a beautiful communal courtyard. Allocated parking Included.

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.

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 35 residing in Old 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 apartment is located in the the former Old Mill with it's front door just off the communal courtyard. Upon entering the duplex apartment you're greeted with a spacious hallway housing three double bedrooms and two bathrooms. You'll be immediately impressed by the immense space it offers coupled with oak hardwood timber flooring throughout.

Upstairs offers an enormous open plan living and kitchen area with a fully fitted Makintosh kitchen, tiled splash back, a stainless steel sink with Hansgrohe tap, an integrated Neff cooker and hob, a CDA dishwasher, fridge and freezer. The space is heated by wall-mounted electric heaters, with LED downlights illuminating both the kitchen and living areas.

The three spacious bedrooms are fully carpeted with LED downlights with two of the rooms offering large bay windows. The primary bedroom is equipped with TV and satellite points and a built-in wardrobe.

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

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.

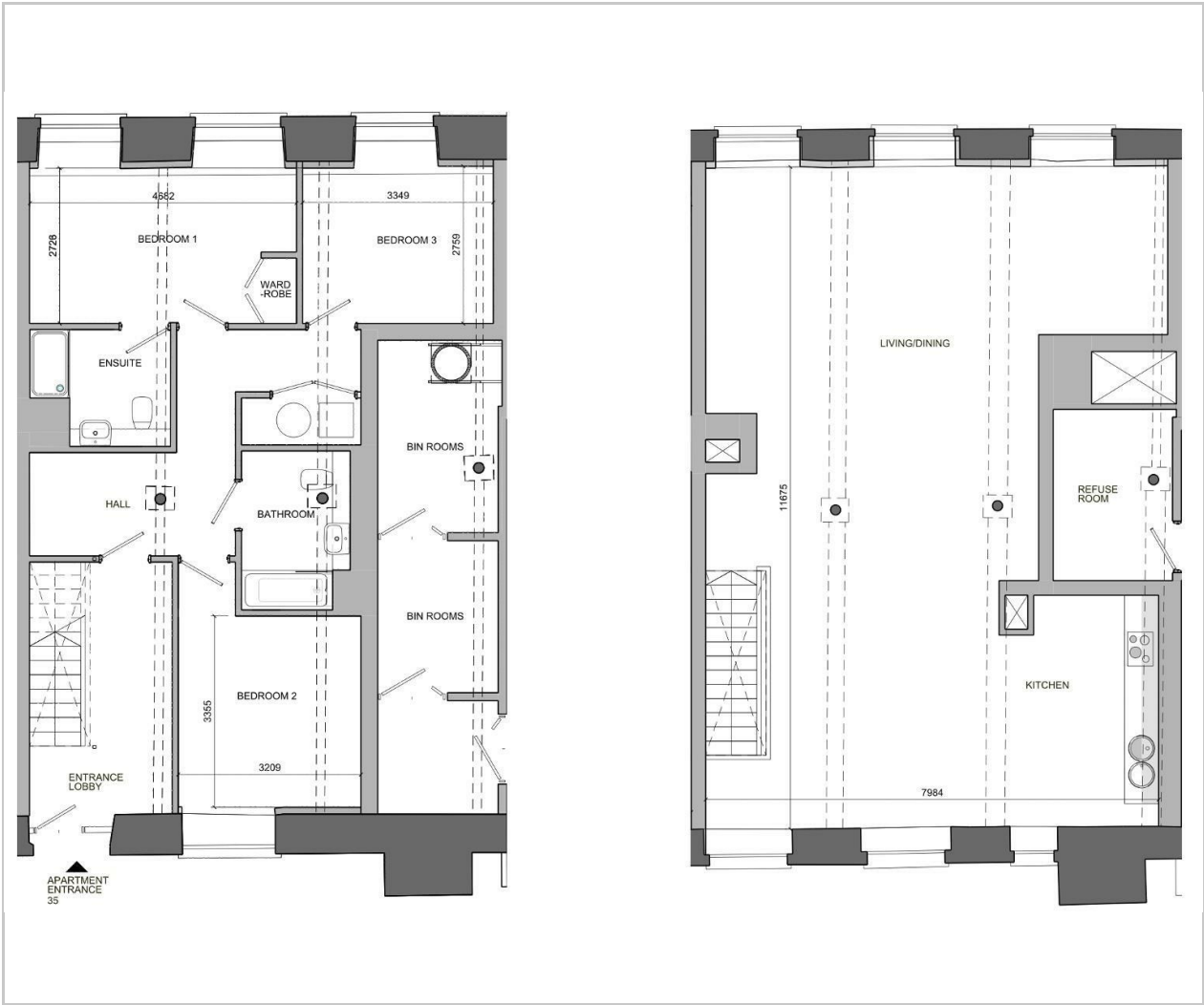
Lease Information

Service charge: £7,252.04 per annum.
Buildings insurance: £1,220.27 per annum.
Car Park service charge: £613.12 per annum.
Ground rent: £325 per annum. No review for 15 years.
Then review with RPI every 10 years.
Lease: 250 years from 2017.

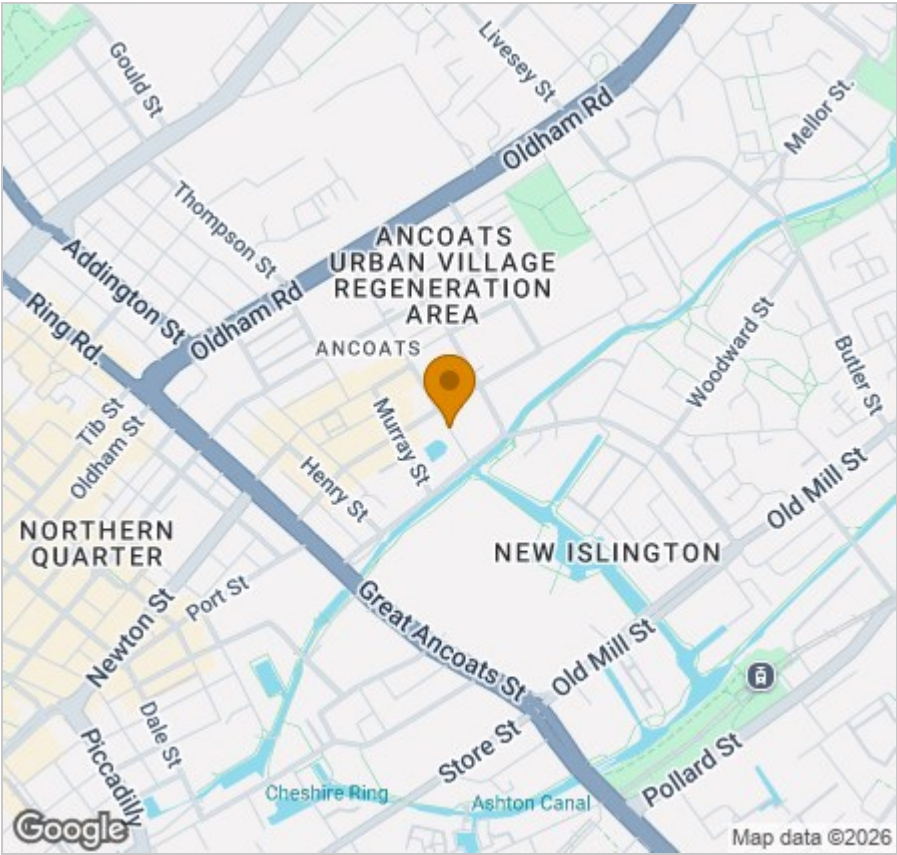
- Three Double Bedrooms, Two Bathrooms
- Grade II Listed Building
- Circa 1680 sq/ft
- Duplex Apartment
- No Chain
- EPC Rating D
- Allocated Parking Included
- Owner Occupiers Only
- Communal Courtyard, 24 Hour Concierge & Secure Bike Storage
- Heart Of Ancoats



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.

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Energy Efficiency Graph

