

# RESIDE

MANCHESTER



31 New Little Mill 60 Radium Street  
Ancoats, Manchester, M4 6GH

**Offers Over £250,000**



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# 31 New Little Mill 60 Radium Street

Ancoats, Manchester, M4 6GH

Set within a historic, listed mill conversion in the heart of vibrant Ancoats, this apartment blends character with modern living.

Positioned on the second floor, the home is full of charm, with beautiful windows that fill the space with natural light. The layout features a spacious open-plan living and kitchen area, a well-proportioned double bedroom, and a contemporary bathroom—creating a comfortable yet stylish living environment.

Residents of New Little Mill enjoy a strong sense of community, setting it apart within Manchester. The development also benefits from an on-site concierge service and a private atrium.

### New Little Mill

Situated at the corner of Bengal Street and Jersey Street in Ancoats, Little Mill was originally constructed around 1822 by the Murray Brothers, shortly after the completion of Murrays Mills. The building was initially connected to New Mill via an underground tunnel.

Notably, Little Mill holds the distinction of being the first recorded cotton mill powered by mains electricity. Following a fire in around 1908, the mill was rebuilt and subsequently renamed “New Little Mill.”





### The Tour

Apartment 31 at New Little Mill is positioned on the second floor and showcases a blend of industrial character and modern specification.

Accessed via a steel front door with satin stainless steel ironmongery, the apartment opens into a spacious open-plan living and kitchen area. This space is enhanced by 18mm engineered oak flooring in a natural finish, exposed brickwork, and striking windows that flood the lounge with natural light. The fully fitted Mackintosh kitchen features Bellato grey base units paired with light grey wall units and a matching 20mm laminate worktop. Additional details include grey tiled splashbacks, Hansgrohe swivel taps, and under-cabinet lighting. Integrated appliances comprise a Neff stainless steel electric oven with black glass hob, along with a CDA fridge, freezer, and dishwasher.

The bedroom is fully carpeted and continues the apartment's characterful style, featuring large windows, exposed brickwork, LED downlights, built-in wardrobes, and TV and satellite points.

The bathroom is fitted with a contemporary three-piece white suite, including a walk-in shower, Duravit WC and basin set into a solid oak countertop. A large glass mirror and porcelain tiled flooring complete the space.

### The Area

New Little Mill sits in the heart of Ancoats, surrounded by a thriving mix of independent favourites such as Mana, Pollen, Rudy's Pizza and Ancoats General Store.

Directly opposite, the Rochdale Canal and the ever-popular Ancoats Marina provide a picturesque setting—ideal for a relaxed walk or a sunny lunch spot. The location also offers excellent connectivity, with the Northern Quarter and Manchester Piccadilly Station both within a 10–15 minute walk.

### Lease Information

250 year lease from September 2020

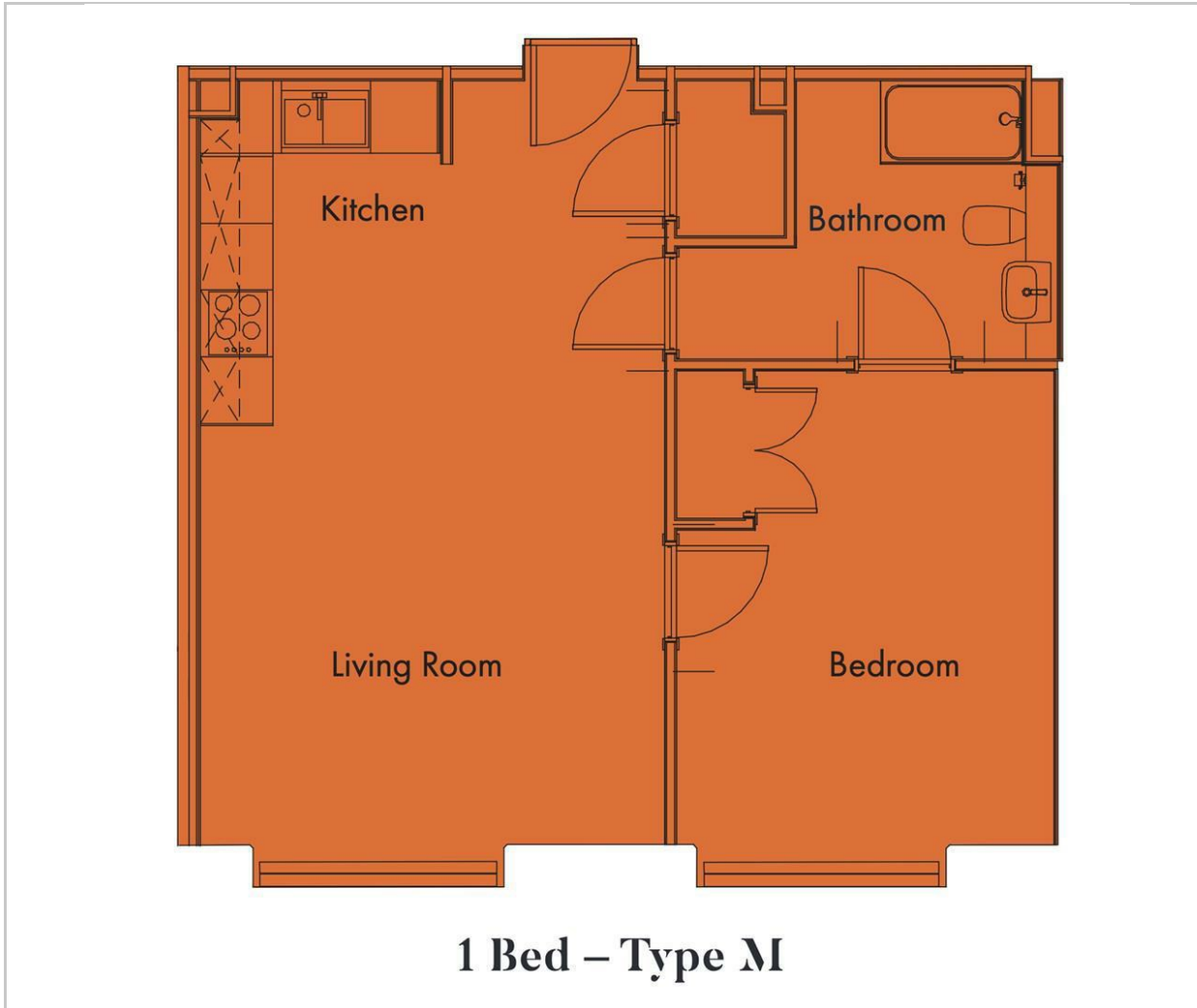
Service Charge: £2,462.52

Ground Rent: £200 per annum

Management Company: Rendal & Rittner

- One Bedroom
- One Bathroom
- Original Features Throughout
- Owner Occupied
- Grade II Listed Building
- EPC Rating C
- Set In The Heart Of Ancoats
- On-Site Concierge
- Secure Bike Storage
- First Ever Electric Powered Mill In The Country

## Floor Plan



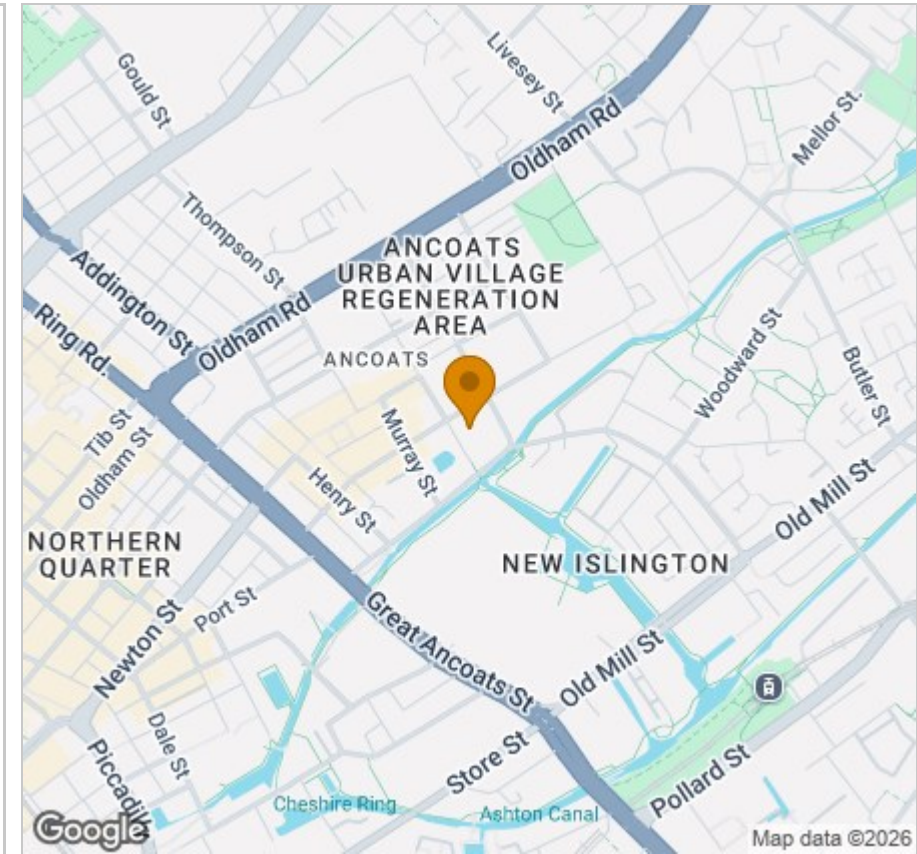
## Viewing

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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Upper Ground, 4 Jordan Street, Manchester, Greater Manchester, M15 4PY  
 Tel: 0161 837 2840 Email: [info@residemanchester.com](mailto:info@residemanchester.com) [www.reside-property.com](http://www.reside-property.com)

## Area Map



## Energy Efficiency Graph

