



RESIDE

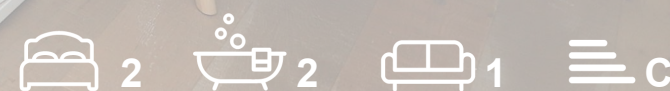
MANCHESTER



Murrays Mills

Ancoats, Manchester, M4 6LS

Asking Price £375,000



Murrays Mills, 50 Bengal Street

Ancoats, Manchester, M4 6LS

This exceptional two-bedroom apartment is located within the highly acclaimed Murrays' Mills development — widely regarded as one of the city's most sought-after and characterful mill conversions.

Positioned within the historic New Mill building, the property offers an impressive amount of living space, seamlessly blending contemporary comfort with striking period charm. A range of original architectural features have been carefully preserved throughout, including exposed brickwork, cast iron beams, and distinctive industrial detailing that reflect the building's rich heritage.

Reserved exclusively for owner occupiers, the development provides an enviable residential setting with premium amenities, including a 24-hour concierge service and a beautifully landscaped communal courtyard, creating a peaceful retreat in the heart of the city. The apartment also benefits from an allocated car parking space, providing both convenience and added practicality.

Early viewing is strongly advised to fully appreciate the space, character, and unique lifestyle this outstanding apartment has to offer.

Murrays Mills

Originally commissioned by the Murray brothers in 1797, the development began with the construction of Old Mill and Decker Mill, with New Mill following shortly afterwards. The buildings were later interconnected by a series of linking wings, many of which still remain today alongside the original engine houses and iconic chimney, preserving the site's rich industrial heritage.

Set in the heart of Ancoats, Murrays' Mills is a beautifully executed conversion combining Grade II and Grade II* listed buildings with a contemporary new-build block and an impressive townhouse. Apartment 87 is situated within the historic New Mill building, offering character and charm in one of Manchester's most celebrated residential developments.

Residents benefit from a 24-hour concierge service, CCTV throughout the development, and secure gated access to the expansive communal courtyard. Exclusively reserved for owner occupiers, Murrays' Mills has cultivated a genuine sense of community that sets it apart from many other developments in Manchester.





The Tour

Situated on the second floor of New Mill, this beautifully presented apartment enjoys a quiet position, sharing the level with just one neighbouring apartment. Upon entry, you are welcomed by a spacious hallway finished with oak hardwood flooring.

Open-Plan Living & Kitchen Area

The bright and spacious living area features oak hardwood flooring throughout and large windows overlooking the stunning communal courtyard. The contemporary Makintosh kitchen is fully fitted with tiled splashbacks, a stainless steel sink with Hansgrohe tap, and integrated appliances including a Neff oven and hob, CDA dishwasher, fridge, and freezer. LED downlighting and wall-mounted electric heaters complete the space.

Bedroom One

A generously sized, fully carpeted bedroom with fitted wardrobes, a large window, LED downlights, and TV/satellite points.

Bedroom Two

Featuring oak hardwood flooring, a large window, and LED downlighting, this room is ideal as a guest bedroom or home office.

Bathrooms

Both bathrooms are fitted with stylish Duravit three-piece suites and tiled flooring. The main bathroom includes a bath with overhead shower, while the en-suite offers a walk-in shower. Additional features include Hansgrohe chrome fittings, heated towel rails, illuminated mirrors, and recessed downlighting throughout.

The Area

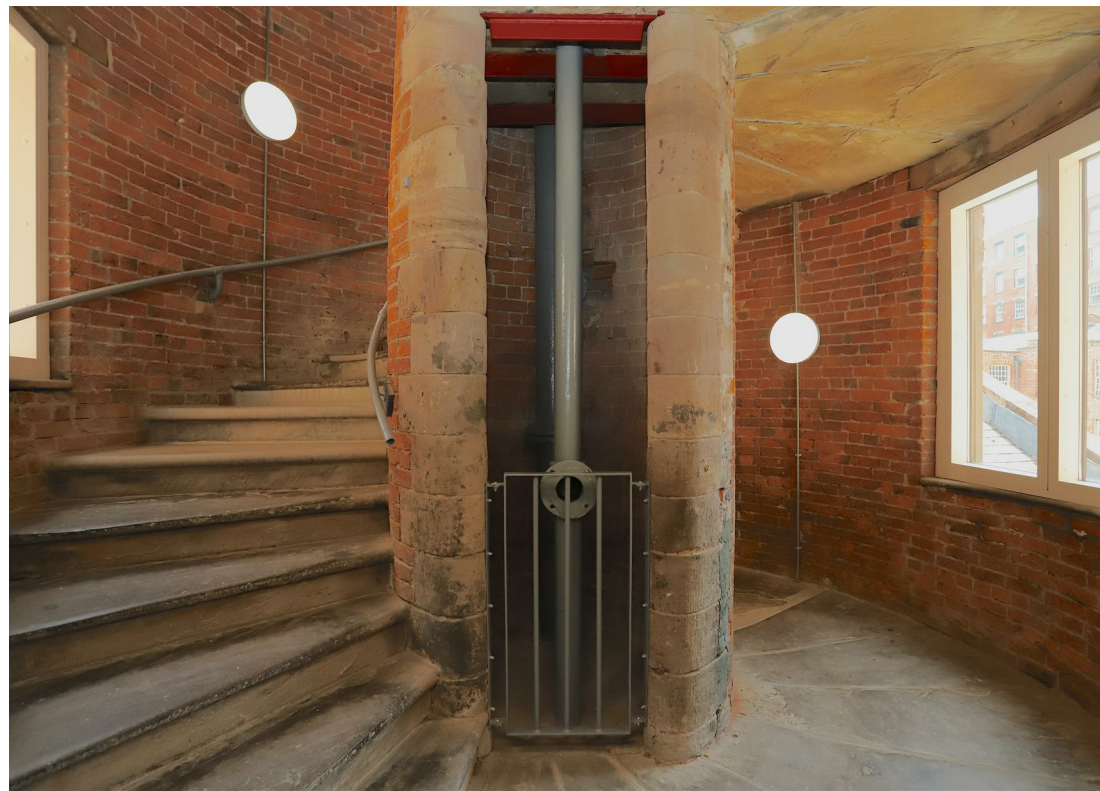
Murray's Mills enjoys a prime position in the heart of Ancoats, one of Manchester's most vibrant and sought-after neighbourhoods. The area is home to an array of popular independent businesses, including the Michelin-starred Mana restaurant, alongside local favourites such as Pollen Bakery, Rudy's Pizza, and General Store.

Directly opposite the development lies the picturesque Rochdale Canal and the much-loved Ancoats Marina, providing the perfect setting for a leisurely walk, waterside coffee, or relaxed lunch during the warmer months.

The development is also ideally situated within easy reach of Manchester's Northern Quarter and Piccadilly Train Station, both accessible within approximately a 10–15 minute walk, making it exceptionally convenient for both city living and commuting.

Lease Information

- Service charge - £3,886.12 per annum (paid quarterly)
- Buildings Insurance - £738.35 per annum
- Ground rent - £375 per annum (no review for 15 years then reviewed with RPI every 10 years)
- Car Parking Service Charge - £572.60 per annum
- Ancoats urban village charge £115.82
- Lease - 250 years from 2017



88

NEW MILL

THE FLOORPLANS

NEW MILL

APARTMENT FLOOR

88 **2ND**

BEDS BATHS

2 **2**

AREA SQ M AREA SQ FT

85 **915**

MYRBACK 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.

4 Jordan Street, Manchester, Greater Manchester, M15 4PY
Tel: 0161 837 2840 Email: info@residemanchester.com www.reside-property.com

A map of the Ancoats Urban Village Regeneration Area in Manchester. The map shows a network of streets including Oldham Rd, Great Ancoats St, Old Mill St, and Pollard St. A blue line represents the Ashton Canal, which runs through the area. A yellow pin is placed on the map, indicating a specific location. The map also shows the surrounding areas of Northern Quarter and New Islington. The Google logo is visible in the bottom left corner, and the text 'Map data ©2026' is in the bottom right corner.

Energy Efficiency Rating	Current	Potential	Environmental Impact (CO ₂) Rating	Current	Potential
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs	76	76	Very environmentally friendly - lower CO₂ emissions (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO₂ emissions		
England & Wales EU Directive 2002/91/EC			England & Wales EU Directive 2002/91/EC		