



RESIDE

MANCHESTER



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

**Asking Price £595,000**



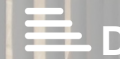
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# 6 Murrays Mills 50 Bengal Street

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A stunning three bedroom duplex located in the RIBA Architecture award winning Murrays' Mills.

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 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 which offers immense space throughout.

The development is for owner occupiers only and benefits from a 24 hour concierge service as well as a beautiful communal courtyard. Secure 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 6 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 former Old Mill with its 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 kitchen island and coordinating dresser will also stay with the property. 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

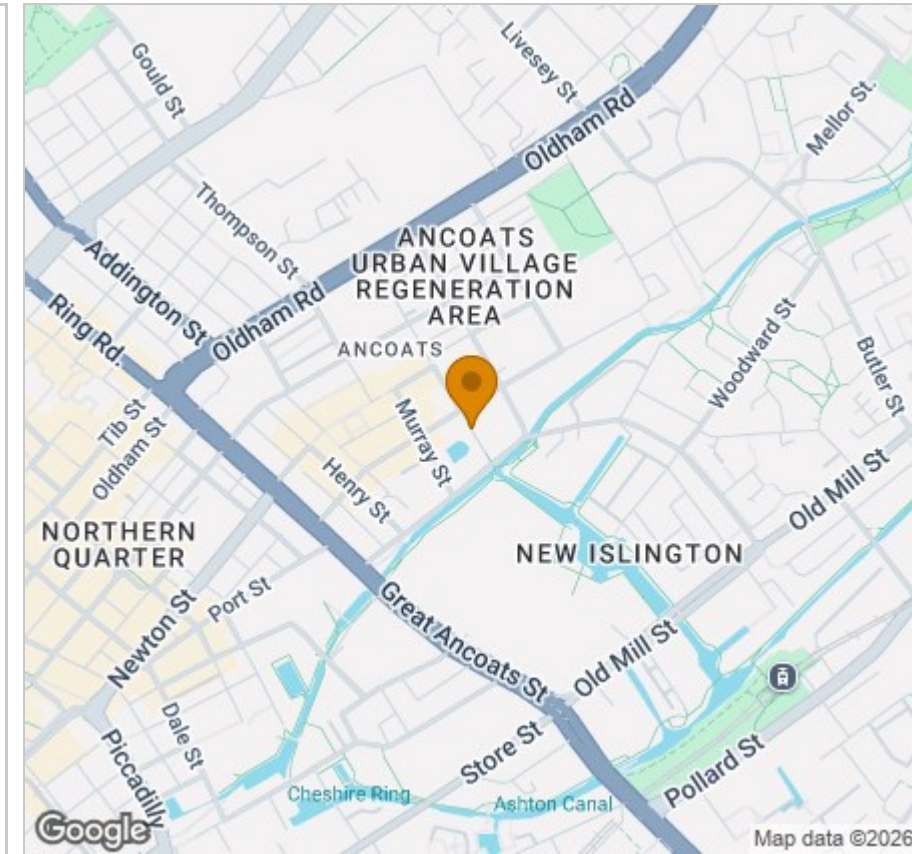
- Service charge - £6033.80 per annum
- Buildings insurance - £1261.56 per annum
- Car Park service charge - £572.60 per annum.
- Ground rent - £325 per annum. No review for 15 years. Then review with RPI every 10 years.
- Lease - 250 years from 2017.

- Three Bedroom Duplex, Two Bathrooms
- Grade II Listed Building
- Car Parking Space Included
- Owner Occupiers Only
- No Chain
- EPC Rating D
- 24 Hour Concierge
- Award Winning Development In The Heart of Ancoats
- Original Features Throughout
- Communal Courtyard

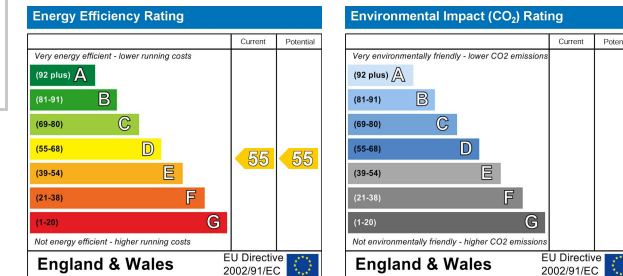
## Floor Plan



## 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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