



RESIDE
MANCHESTER



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

Asking Price £360,000

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14 Murrays Mills 50 Bengal Street

Street

Ancoats, Manchester, M4 6LR

A beautifully presented two-bedroom corner apartment nestled in the historic Murrays' Mills development. This bright and spacious home features original brickwork and exposed steel beams, blending character with modern living.

Settled into the corner of Old Mill, natural light floods the space, and secure parking is 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.

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 14 is located 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

Located on the 3rd floor of Old Mill. 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.

Bedrooms: Fully carpeted bedroom, offering a spacious fitted wardrobe, large window, LED down lights, TV and satellite points. The bedrooms sit on the corner of the development, offering a peaceful view over New Islington Marina.

The bathroom is fitted with fully tiled flooring and Duravit 3 piece suites and adorned with Hansgrohe chrome fittings, a large mirror and vanity shelf with LED lighting, a heated chrome towel rail, downlights, and partially tiled walls, with a large window too!

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

Lease Length and Years Remaining: 250 years - 242 years remaining

Service Charge: £3,180.08 per annum

Buildings Insurance: £597.69 per annum

Ground Rent: £325 per annum

- Two Double Bedrooms
- Corner Unit With Lovely Views
- Allocated Parking
- Grade II and Grade II* Listed Building
- Original Features Throughout
- EPC Rating C
- Central Ancoats Location
- 24 Hour Concierge
- Communal Residents Courtyard
- Secure Bike Storage

Floor Plan

14

THE FLOORPLANS

OLD & DECKER MILL

OLD & DECKER MILL

APARTMENT FLOOR
14 **3**

BEDS **BATHS**
2 **1**

AREA SQ M **AREA SQ FT**
67 **721**





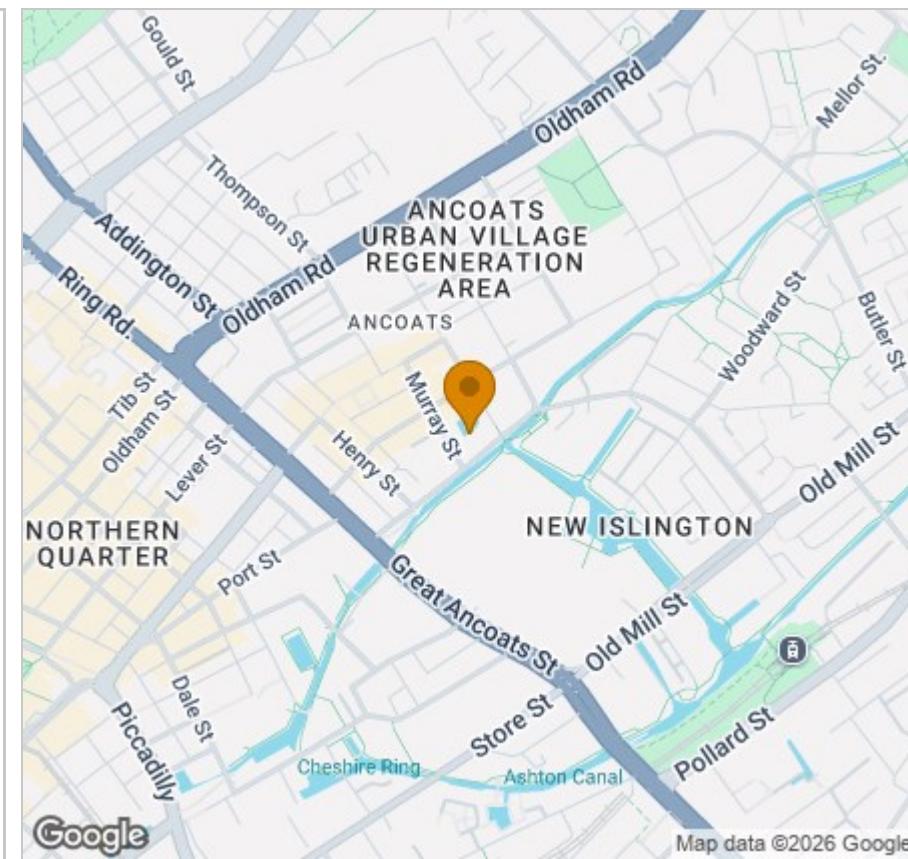


Viewing

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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Area Map



Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C	76	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 CO ₂ emissions		
EU Directive 2002/91/EC		