



Murrays' Mills, Bengal Street - Offers over £350,000

Owner Occupiers Only!

Julie Twist Properties is delighted to present this stunning south-faced two-bedroom apartment in the newly converted Murrays' Mills, located in the heart of Ancoats. Situated on the third floor, the main kitchen, dining, and living area provides practical open-plan living, allowing for both a comfortable lounge and a well-defined dining space. The Mackintosh kitchen is equipped with top-notch Neff and CDA appliances. Both bedrooms are great-sized doubles and benefit from having large fitted wardrobes. The two bathrooms feature Duravit sanitaryware and Hansgrohe chrome fittings. The apartment features storage convenience in the utility room. Furthermore, the property has an impeccably maintained look that feels brand new.

- Stunning Conversion in Ancoats
- Two Double Bedrooms
- South-Facing with access to private courtyard
- Energy Efficient MVHR
- Popular Residential Area with short walk to the City Centre
- Secure Parking Space
- Secure Bike Store On-Site
- 24/7 Concierge



DESCRIPTION

Murrays' Mills boasts a rich history, nestled in the heart of Manchester's vibrant Ancoats district. This remarkable conversion and conservation project has earned the prestigious RIBA North West Award in 2021.

Murrays' Mills block comprises a new residential community within three historic mill buildings and the new 'Wing Mill' (where this apartment is located) and is focused around a private central landscaped courtyard. The development has an impressive entrance lobby with a 24/7 concierge, ensuring security and convenience. Additionally, residents can securely store their bicycles on-site.

Ancoats, a highly sought-after residential area in Manchester City Centre, has been recognised as the 'best place to live' in Manchester by the Sunday Times for 2023. This vibrant neighbourhood boasts several outstanding features:

Prime Location: Ancoats stands out due to its proximity to all that the city has to offer. It is home to Manchester's only Michelin-starred restaurant, as well as the Cutting Room Square, which has garnered acclaim as one of the 'coolest streets in the world' by Time Out Magazine.

Excellent Transport Links: Residents here enjoy convenient access to transportation hubs such as Piccadilly Station, Shudehill Bus Station/Tram Stop, and Victoria Station, all reachable within a 15-minute walk.

Shopping and Entertainment: The bustling shopping areas of Market Street and the Arndale Mall are just a ten-minute walk away. Moreover, the vibrant atmosphere of the Northern Quarter is a mere 5-minute walk from Ancoats.

Scenic Waterside Spaces: For those who appreciate outdoor spaces, the New Islington Marina is just around the corner and provides a picturesque waterside setting for relaxation.

GENERAL

Service Charge: £2,648.57 pa

Service Charge for Parking Space: £532.62 pa

Ground Rent: £325.00 pa

Ground Rent for Parking Space: £50.00 pa

Lease: 250 years from 1 August 2017

Council Tax Band: Manchester City Council Band C; £1,750.66 pa

Management Company: Zenith

HALLWAY

Natural oak hardwood flooring, spotlights, intercom, front door dropdown seal, access to utility room, smoke alarm.

UTILITY ROOM

Calorifier with timer/booster set, water leak protection system, washer/dryer, heat recovery ventilation (MVHR), phone/Ethernet point, storage space.

LIVING ROOM

Two large floor-to-ceiling double-glazed Juliet balconies, natural oak hardwood flooring, two wall mounted electric heaters, phone/TV/satellite/Ethernet points and spotlights, smoke alarm.

KITCHEN

Open plan to the living area, the kitchen comprises wall and base units, featuring under cabinet LED lights, integrated fridge, integrated freezer, integrated dishwasher, built-in oven with four ring ceramic hob and hood/extractor, stainless steel sink and drainer with Hansgrohe tap, natural oak hardwood flooring, spotlights, fire/smoke alarm.

MASTER BEDROOM

Large floor-to-ceiling double-glazed Juliet balcony, carpeted flooring, wall mounted heater, TV point, fitted wardrobes, spotlights.

SECOND BEDROOM

Large floor-to-ceiling double-glazed Juliet balcony, carpeted flooring, wall mounted heater, fitted wardrobes, spotlights.

MAIN BATHROOM

Comprised of a shower enclosure, toilet, wash hand basin with mixer tap, generously sized wall-mounted mirror, vanity unit, heated chrome towel rail, partially tiled walls, tiled flooring, shaver point, extractor, spotlights.

EN SUITE

Comprised of a shower enclosure, toilet, wash hand basin with mixer tap, generously sized wall-mounted mirror, heated chrome towel rail, partially tiled walls, tiled flooring, shaver point, extractor, spotlights.

IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only, and are not precise. If floor plans where included, these may not be to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

