



## Murray Mills, Bengal Street, Ancoats - Offers Over £305,000

Julie Twist Properties are delighted to present this two bedroom, corner position apartment in the newly converted Murrays Mills. Situated on the second floor the property boasts stunning period features such as exposed brickwork and painted iron columns and beams. The feature windows have been carefully considered when being restored and are now metal frame multi-panel heritage windows. The main kitchen, dining and living area offers open plan living at its best, room for both a lounge and dining spaces as well as a breakfast bar extended from the kitchen. The Makintosh designer kitchen comes fully fitted with Neff and CDA appliances. Both bedrooms are excellent size doubles, the master bedroom benefits from having dual aspect water views and large fitted wardrobes. The main bathroom has been finished with Duravit Sanitaryware and Hansgrohe chrome fittings and the showstopper is that the bathroom has a fabulous feature window, a true rarity for city centre apartments! The apartments benefits from ample storage both in the hallway and in the second bedroom and has a large an impressive entrance hallway with three feature iron columns. Completed in May 2019, this apartment has been kept in immaculate condition throughout and looks and feels brand new.

- Two Double Bedrooms
- Stunning Mill Conversion
- In Immaculate Condition
- Corner Position
- Beautiful Views of New Islington Marina
- Ancoats Location
- Walking Distance to Piccadilly Station
- High Spec Finish

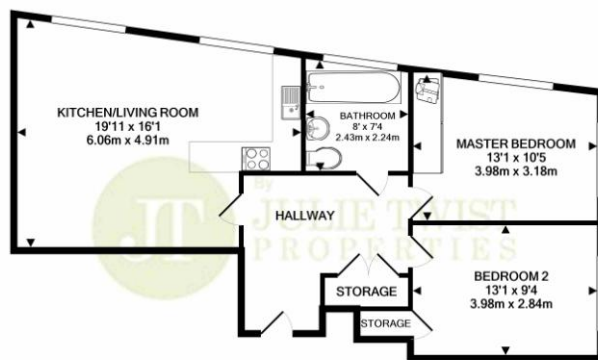


## DESCRIPTION

Murrays Mills has a rich history, originally constructed in 1797 and began with Old and Decker Mill (where this apartment is located) with New Mill following closely behind. In 1988 Historic England listed all areas of the site as either Grade II or Grade II\*. Old and Decker Mill were listed a Grade II\*, meaning it is considered to be a particularly important building of more than special interest. Only 6% of all listed buildings in England are awarded Grade II\*. All but one of the original wings remain in Murrays Mills, as do the engine houses and the 130ft brick built chimney. Murrays Mills has been sensitively and painstakingly restored in order to return the Mill to its former glory whilst delivering the cutting edge standards of a new residential development. The development has a secure communal courtyard area designed by the award winning landscape architects Planit IE. It also has an impressive entrance lobby with a 24/7 concierge and a secure bike store.

Murrays Mills is located in Ancoats, now widely considered one of, if not the most, popular residential areas of Manchester City Centre. Ancoats has the perfect mix of old and new with converted mills, cobbled streets and canals blending in with architecturally impressive new developments. Ancoats hosts some of Manchester's most highly reviewed restaurants and bars and has a great atmosphere everywhere you go. Piccadilly station, Shudehill bus station/tram stop and Victoria station are within 15 minutes' walk. The main shopping areas of Market Street and the Arndale are only ten minutes' walk away and the hustle and bustle of the Northern Quarter is only 5 minutes' walk away. The New Islington Marina also now offers beautiful waterside outside space to enjoy and cutting room square is just seconds from the front door.

This property offers the very best of the Manchester property market, the perfect location and a chance to own in one of Manchester's most iconic Mill Conversions.



TOTAL APPROX. FLOOR AREA 786 SQ. FT. (73.0 SQ. M.)  
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## GENERAL

Owner Occupiers Only  
Service Charge: £2064pa  
Ground Rent: £325pa  
Lease: From and including 1 August 2017 for the term of 250 years  
Council Tax Band: C, Aprx £1533.07  
Management Company: Murrays Mills (Manchester) Limited

## HALLWAY

Hardwood timber flooring, spotlights, intercom, access to large storage cupboard housing the boiler and washer/dryer.

## LIVING ROOM

Two double glazed windows, hardwood timber flooring, two wall mounted heaters, phone/TV point and spotlights.

## KITCHEN

Open plan to the living area, the kitchen comprises wall and base units, breakfast bar, integrated fridge, integrated freezer, integrated dishwasher, built-in oven with four ring hob and extractor over, stainless steel sink with mixer tap and drainer, hardwood timber flooring, spotlights, under unit lights and extractor.

## MASTER BEDROOM

Two double glazed windows, carpeted flooring, two wall mounted heaters, TV point, fitted wardrobes and spotlights.

## BEDROOM 2

Double glazed window, carpeted flooring, wall mounted heater, spotlights and access to storage cupboard.

## BATHROOM

Accessed via the hallway, a three piece bathroom comprising bath with shower attachment over, WC, sink with mixer tap, heated towel rail, partially tiled walls, tiled flooring, extractor, double glazed window, large fitted mirror and 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 were 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.

