



Apt 64 Murray's Mill, 50 Bengal Street, Ancoats, Manchester, M4 6LS

This Grade II listed building has been meticulously converted to create a unique, community-focused residential development. Upon entering the apartment, you are welcomed by characterful exposed brickwork and cast-iron beams, a distinctive feature that continues throughout the property. The accommodation comprises a modern fitted kitchen with integrated appliances, a spacious lounge, two well-proportioned double bedrooms, and a contemporary en-suite to the principal bedroom. A modern, family-sized bathroom completes the accommodation. No Chain. Mortgage Buyers Welcome. Owner Occupiers Only. Mortgage Buyers Welcome. No Chain.

Offers Around £355,000

Viewing arrangements

Viewing strictly by appointment through the agent

245 Deansgate, Manchester, M3 4EN 0161 833 9499 opt 3

The Building

Meticulously restored, Murrays Mills blends heritage character with refined modern living, retaining many original features. To preserve its exclusive, community-focused environment, buy-to-let ownership is not permitted—a rare distinction in the city centre. Residents benefit from a beautifully landscaped communal courtyard and a 24-hour concierge service.

Located in the sought-after Ancoats district—named by Time Out as “one of the coolest neighbourhoods in the world”—the development is moments from Ancoats Green and Cutting Room Square, home to Halle St Peter's. Renowned independent venues including Pollen, Companio, Cask and the Michelin-starred Mana are all close by.

Everyday amenities are within easy reach, including New Islington School, a medical practice, PureGym and two supermarkets. Excellent transport links, with New Islington Metrolink and Manchester Piccadilly station nearby, ensure effortless connectivity.

Entrance Hallway

Leads to all rooms, storage with hot water tank and plumbing for a washing machine.

Kitchen / Lounge

Range of wall and base units with complimentary kitchen worktop, under cabinet lighting, integrated fridge / freezer, oven / hob, dishwasher, extractor fan, spot lighting, custom kitchen island with additional storage. Throughout the lounge and kitchen is exposed brickwork and cast iron metal beams giving lots of character, electrical power sockets, media wall with integrated fireplace.

Bedroom One

Exposed brickwork and cast iron metal beams, spot lighting, electrical power sockets, access to the en-suite, wooden laminate flooring.

En-Suite

Fully tiled, en-closed walk in shower cubicle with rain attachment and mixer, low level W.C, hand was basin, inset fitted mirror with wood accent and complimentary lighting, heated towel rail.

Bedroom Two

Spot lighting, electrical heater, power sockets, cast iron beams.

Bathroom

Fully tiled bathroom, bath with glass shower screen, rain attachment with mixer, heated towel rail, low level W.C, inset fitted mirror with complimentary lighting.

Externally

Communal gardens, 24 Hour concierge.

Additional Information

Service Charge - £3,886.51- Including Buildings Insurance

Ground Rent - £325.00 (no review for 15 years then reviewed with RPI every 10 years)

EPC Rating - E

Council Tax Band - C

Managing Agent - Northern Group

Leasehold- 205 years from 2017

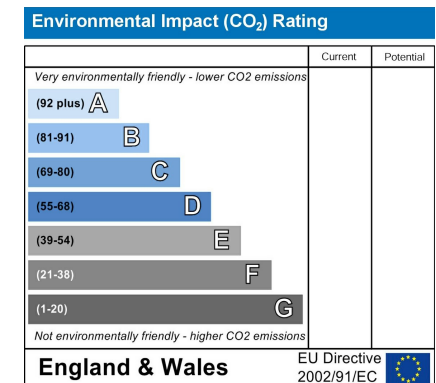
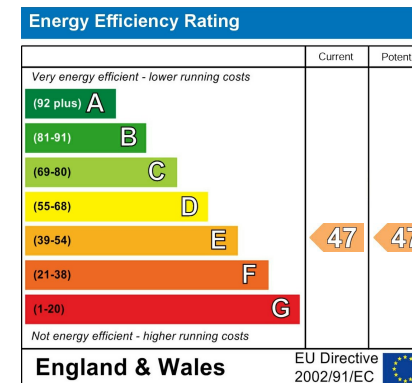
Ancoats urban village charge £115.82

Agents Notes

To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.

Disclaimer

IMPORTANT NOTE TO PURCHASERS: The lease, ground rent and service charges should all be checked via the solicitors for clarification. 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.







These particulars are believed to be accurate but they are not guaranteed and do not form a contract. Neither Jordan Fishwick nor the vendor or lessor accept any responsibility in respect of these particulars, which are not intended to be statements or representations of fact and any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Any floorplans on this brochure are for illustrative purposes only and are not necessarily to scale.

Offices at: Chorlton, Didsbury, Disley, Hale, Glossop, Macclesfield, Manchester Deansgate, Manchester Whitworth Street, New Mills, Sale, Wilmslow and Withington

245 Deansgate, Manchester, M3 4EN

0161 833 9499 opt 3

manchester@jordanfishwick.co.uk
www.jordanfishwick.co.uk

