



# Apt 102 Murrays Mill, 50 Bengal Street, Ancoats, Manchester, M4 6LS

Welcome to this charming second floor, two bedroom apartment located at Murrays Mills, Ancoats. This grade II listed building has been meticulously converted into a community focused residential development. As you walk through the hallway you are greeted by exposed brickwork and cast iron beams a continuing theme throughout the apartment, the kitchen includes integrated appliances, a spacious lounge and two double bedrooms with the master including a contemporary en-suite, there is also a modern family sized bathroom. No Chain. Mortgage Buyers Welcome. Owner Occupiers Only

## Offers Over £350,000

### 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

Elka native oak tongue and groove engineering plank flooring, leads to all rooms, storage with hot water tank and plumbing for a washing machine.

#### Kitchen / Lounge

16'7" x 16'9"

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

#### Bedroom One

12'7" x 9'11"

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

#### En-Suite

8'9" x 5'4"

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

11'10" x 10'2"

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

## Bathroom

9'10" x 6'5"

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 - £4,495.07 (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

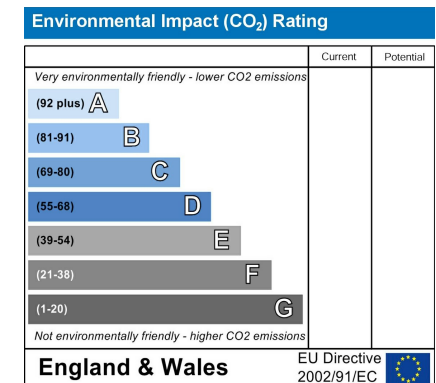
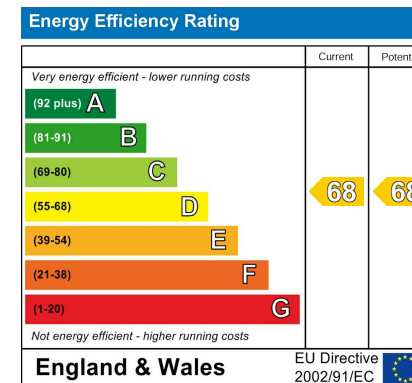
Leasehold- 205 years from 2017

## Agents Notes

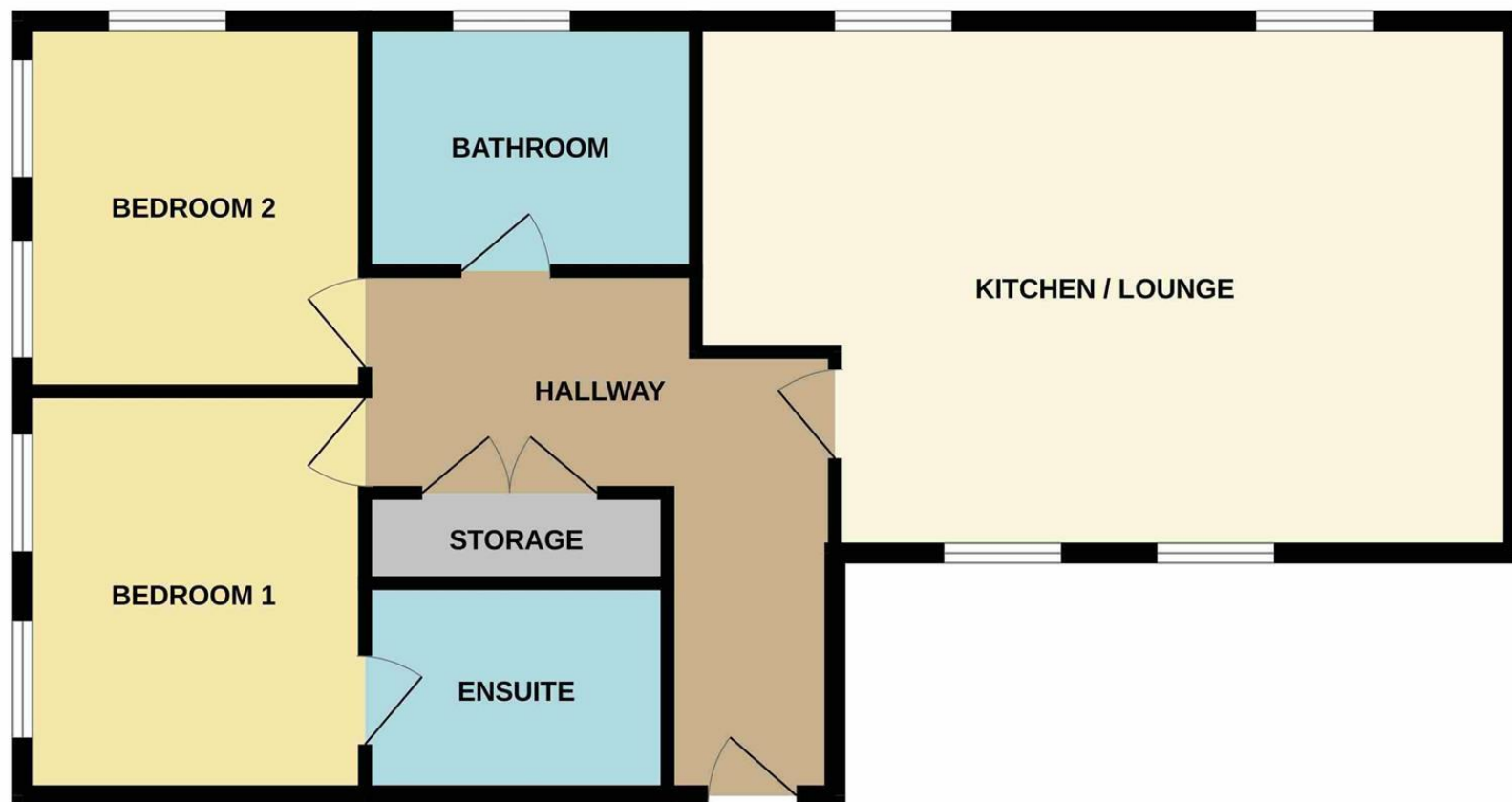
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