



Murrays Mill, Manchester

Offers Over £500,000

Julie Twist Properties are thrilled to present this ground floor, Grade II listed apartment, set within the beautifully restored Murrays Mills. This property is a seamless blend of modern elegance and historic charm, featuring period details, including exposed brickwork, expansive heritage windows, and painted iron beams. The upper level is defined by a breathtaking statement staircase that separates the sleek, contemporary kitchen and dining area from the spacious living room. The apartment boasts three bedrooms, two of which are generously sized and the principle bedroom is complete with an ensuite bathroom. The third bedroom is currently used as a stylish dressing room, fitted with bespoke, floor-to-ceiling fitted wardrobes on both sides. Additionally, the apartment offers an abundance of storage space in the hallway. Residents have access to an impressive entrance lobby with a 24/7 concierge and a secure bike store and a has a secure communal courtyard.

- Stunning Conversion in Ancoats
- Duplex Apartment
- Immaculately Presented
- Original Features Throughout

- Three Bedrooms
- 24/7 Concierge
- 5 Minute Walk From New Islington Marina
- Secure Allocated Parking Space



julietwistproperties



JulieTwistMCR



julietwistproperties







DESCRIPTION

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 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 offers beautiful waterside outside space to enjoy, and cutting room square is just seconds from the front door.

GENERAL

Owner Occupiers Only

Service Charge: £5,148 per annum Ground Rent: £375 per annum

Ground Rent Review Period: Review ed every 10 years inline with RPI

Lease: 250 years from 1st August 2017 Square Footage: 1345 sq.ft / 125 sq.m Council Tax Band: D - £2068.25 per annum

Management Company: Murrays Mills (Manchester) Limited

HALLWAY

Hardwood timber flooring, spotlights, access to storage cupboard housing the boiler and additional understairs storage and wall mounted heater.

LIVING AREA

Double glazed w indow, hardwood timber flooring, wall mounted heater, phone/TV point, intercom entry system and spotlights.

KITCHEN

Open plan to the living area, the kitchen comprises wall and base units, integrated fridge/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 and extractor.

BEDROOM 1

Double glazed w indow, carpeted flooring, wall mounted heater, phone/TV point, spotlights and entrance to the ensuite.

ENSUITE

Accessed via the master bedroom, the ensuite comprises of a shower cubicle, WC, wash hand basin with mixer tap, heated towel rail, partially tiled walls, tiled flooring, extractor and spotlights.

BEDROOM 2

 $\label{lem:control_point} \mbox{Double glazed w indow}\,, \mbox{carpeted flooring}, \mbox{wall mounted heater}, \mbox{phone/TV point and spotlights}.$

BEDROOM 3

Double glazed window, carpeted flooring, wall mounted heater, phone/TV point and spotlights.

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 a spotlights.

PARKING

There is one allocated parking space included in the sale of this property.









TOTAL FLOOR AREA: 1345 og It. (125.0 og It.) approx.

White vary withing the bose make to retrue the accuracy of the founds contained here, resourced of acus, sentre, central act any other times and opposition to the form and opposition and opposition to the form.

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.

