



# Apt 35 Albion Works Block A, New Islington, 12 Pollard Street, Manchester, M4 7AJ

Nestled in the heart of Manchester, this stunning three-bedroom penthouse duplex at Albion Works, Pollard Street, offers a unique blend of modern living and convenience. The property is well presented throughout, ensuring a welcoming atmosphere from the moment you step inside.

The spacious reception room serves as the perfect gathering space, while the full-length balcony provides delightful garden views, ideal for enjoying a morning coffee or evening relaxation. With two bathrooms, this apartment caters to both comfort and practicality, making it suitable for families or professionals alike.

One of the standout features of this property is its central location, placing you within easy reach of Manchester's vibrant amenities, including shops, restaurants, and transport links. Additionally, the absence of an onward chain simplifies the buying process, allowing for a smoother transition into your new home.

This penthouse duplex is a rare find in the bustling city, combining style, space, and a prime location. Whether you are looking to invest or seeking a new place to call home, this property is not to be missed.

## Offers Over £315,000

### Viewing arrangements

Viewing strictly by appointment through the agent  
245 Deansgate, Manchester, M3 4EN 0161 833 9499 opt 3

### Entrance Hall

Laminate flooring. Spotlights. Intercom system. Radiator.  
Storage cupboard.

### Living Room/Kitchen

19'6" x 16'10"  
Range of wall and base units with stone worktops over. Sink with mixer tap. Hob with extractor over. Built in over and microwave. Freestanding washing machine, dishwasher and American style fridge/freezer. Under and over cupboard lighting. TV and telephone point. Ceiling and spotlights. Access to balcony.

### Bedroom Two

11'11" x 10'0"  
Fitted carpet. Ceiling light. Full length window. Fitted wardrobe. TV and telephone point.

### Bedroom Three

10'5" x 9'10"  
Fitted carpet. Ceiling light. Fitted wardrobe. TV and telephone point.

### Bathroom

Fully tiled bathroom suite with low level W/C. Sink with mixer tap. Bath with mixer shower over. Heated towel rail.

## Bedroom One

14'0" x 9'11"

Fitted carpet. Ceiling light. Alcove for wardrobe. TV and telephone point. Spotlights.

## En-suite

Fully tiled en-suite. Low level wc. Sink with mixer tap. Shower cubicle with mixer shower. Heated towel rail. Cupboard housing boiler.

## Externally

Full length balcony. Lifts to all floors. Communal courtyard. Bike storage.

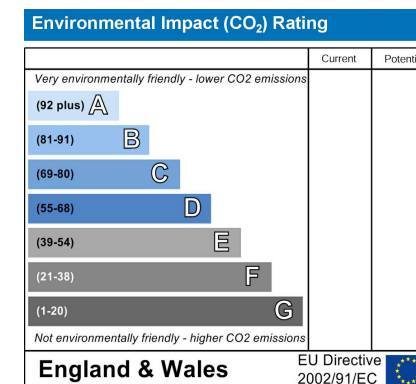
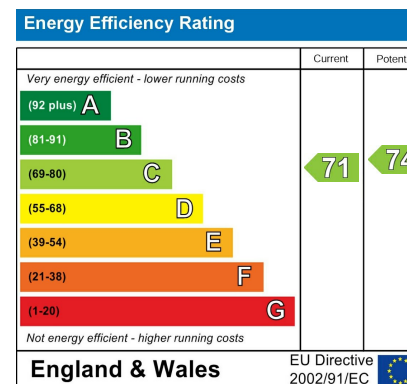
## Additional Information

Service charges - £4,146 per annum

Lease - 250 years from 2003

Ground rent - £207.45 per annum

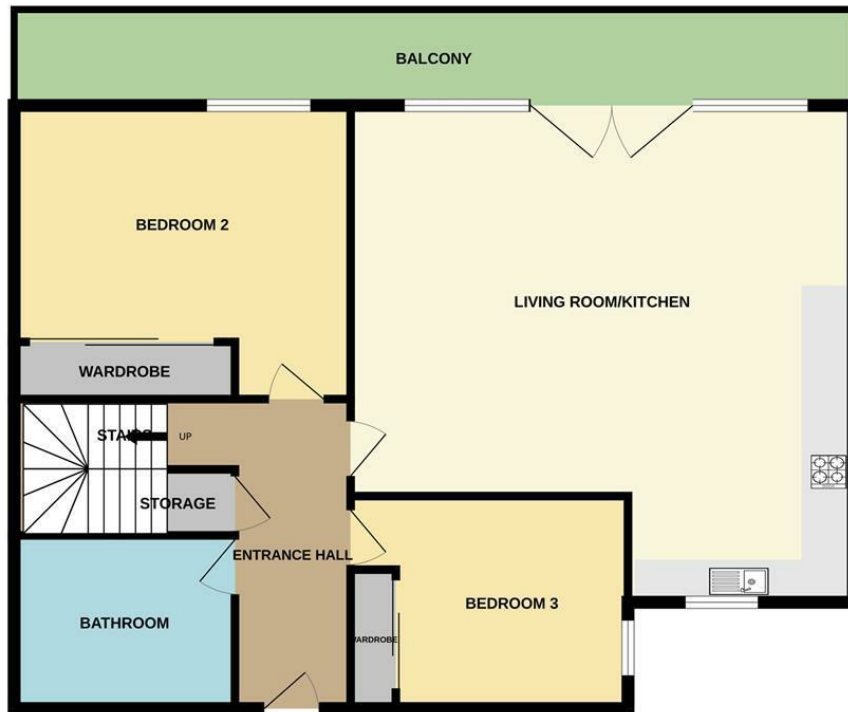
Managing agents - RMG







GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only  
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245 Deansgate, Manchester, M3 4EN

0161 833 9499 opt 3

[manchester@jordanfishwick.co.uk](mailto:manchester@jordanfishwick.co.uk)

[www.jordanfishwick.co.uk](http://www.jordanfishwick.co.uk)



