



# Apt 23 Albion Works, Block E, Pollard Street, Ancoats, M4 7AU

Mortgage Buyers Welcome.

Jordan Fishwick are pleased to offer for sale this deceptively spacious one bedroom apartment in Block E of Albion Works in Ancoats. The apartment is located on the third floor of this development which has lifts to all floors. It is immaculately presented throughout and boasts one double bedroom, modern and contemporary bathroom, with a living room leading on to a large balcony. Communal courtyard perfect for those sunny afternoons. NO ONWARD CHAIN. EWS1 A2 Rating is in place.

## Offers Over £137,000

### Viewing arrangements

Viewing strictly by appointment through the agent

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

### The Building

Located in a lively neighbourhood, residents will enjoy easy access to local amenities, including shops, cafes, and parks, making it an excellent choice for those who appreciate the buzz of city life. This property presents a wonderful opportunity to embrace a modern lifestyle in a sought-after location.

### Kitchen

7'10" x 6'9"

The kitchen has gloss finish wall and base units with integrated oven, hob, extractor hood, dishwasher and fridge/freezer, spot lighting.

### Bedroom one

12'5" x 8'2"

Floor to ceiling sliding door with access to the balcony, wooden flooring and electric heater, fitted wardrobe, spot lighting and fitted wardrobe.

### Bathroom

6'5" x 7'9"

Bath with shower attachment and mixer, W/C, hand wash basin, part tiled, access to hot water storage.

### Externally

The property benefits from access to a balcony found through the lounge and bedroom, intercom and communal court yard.

## Additional Information

Service Charge- £2421.76

Ground Rent-£150.00

Leasehold Details- 250 years from 2003

Council Tax- B

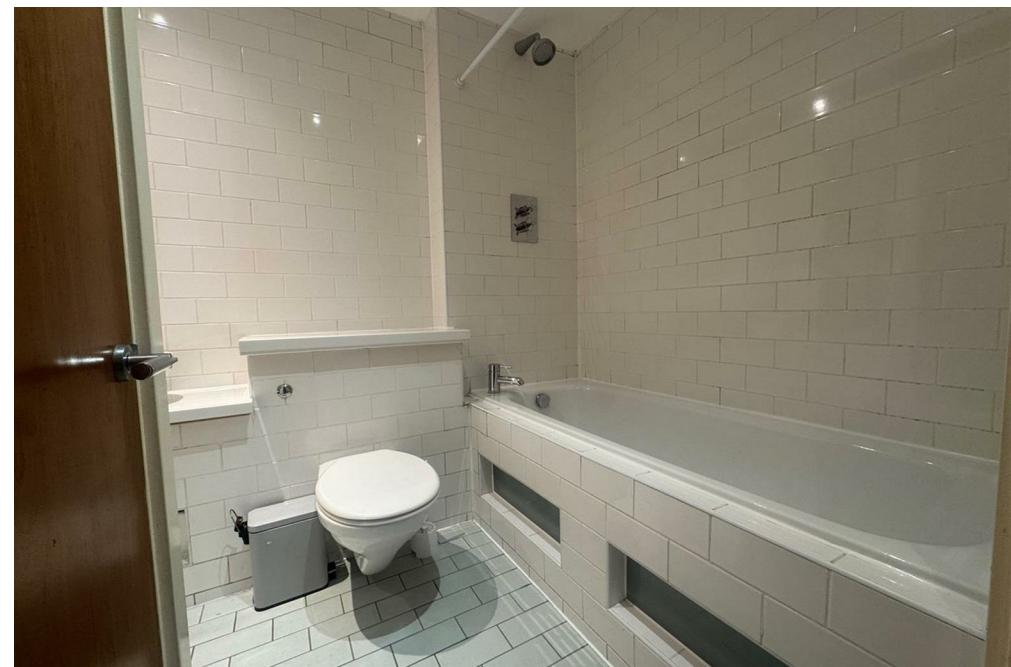
EPC Rating - B

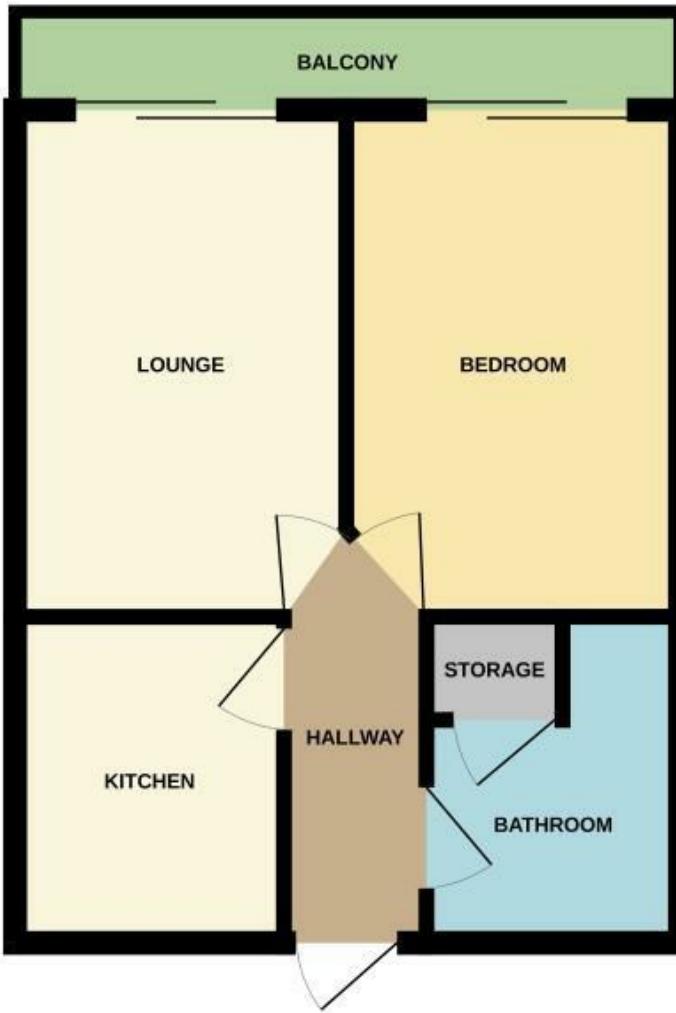
## Agents Notes

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.

| Energy Efficiency Rating                           |                         |   |
|--|-------------------------|---|
|  | Current                 | Potential   |
| <i>Very energy efficient - lower running costs</i> |                         |   |
| (92 plus) A  |                         |   |
| (81-91) B  |                         |   |
| (69-80) C  |                         |   |
| (55-68) D  |                         |   |
| (39-54) E  |                         |   |
| (21-38) F  |                         |   |
| (1-20) G   |                         |   |
| <i>Not energy efficient - higher running costs</i> |                         |   |
| England & Wales                                    | EU Directive 2002/91/EC |  |

| Environmental Impact (CO <sub>2</sub> ) Rating                        |                         |   |
|---|-------------------------|---|
|   | Current                 | Potential   |
| <i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i> |                         |   |
| (92 plus) A   |                         |   |
| (81-91) B   |                         |   |
| (69-80) C   |                         |   |
| (55-68) D   |                         |   |
| (39-54) E   |                         |   |
| (21-38) F   |                         |   |
| (1-20) G  |                         |   |
| <i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i> |                         |   |
| England & Wales   | EU Directive 2002/91/EC |  |





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.

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