



Apt 96 Albion Works, Pollard Street Block D, Ancoats, Manchester, M4 7AT

Jordan Fishwick are pleased to offer for sale this fifth floor two bedroom apartment located just a short distance from Piccadilly Train Station and Northern Quarter. Entrance hall with cupboard housing washer/dryer, open plan living room with laminate flooring and patio door leading to the full length balcony. The fully fitted kitchen has fridge/freezer, dishwasher, oven and hob. Main bedroom has wet shower room and the other bedroom is also a good sized double. Three piece suite with tiled walls and floor. Secure parking included. Council Tax Band C. NO ONWARD CHAIN. EWS1 FORM IN PLACE.

Offers In Excess Of £200,000

Viewing arrangements

Viewing strictly by appointment through the agent

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

Entrance Hall

Wooden flooring. Storage cupboard. Spotlights. Access to all rooms.

Living Room/Kitchen

17'3" x 12'3"

Range of wall and base units with worktops over. Integrated fridge/freezer, cooker with hob and extractor over. Sink with mixer tap. Wall mounted heater. Spotlights. TV and telephone points. Access to balcony.

Bedroom One

12'5" x 11'3"

Fitted carpet. Wall mounted heater. Wall and spotlights.

Wet Room

Tiled wet room. Low level w/c. Sink with mixer tap. Rainhead shower.

Bedroom Two

13'2" x 9'6"

Fitted carpet. Wall mounted heater. Wall and spotlights.

Bathroom

Low level w/c. Bath with mixer tap. Sink with mixer tap. Heated towel rail.

Externally

Full length balcony. Communal gardens. Secure underground parking.

Additional Information

Ground rent - £150 per annum

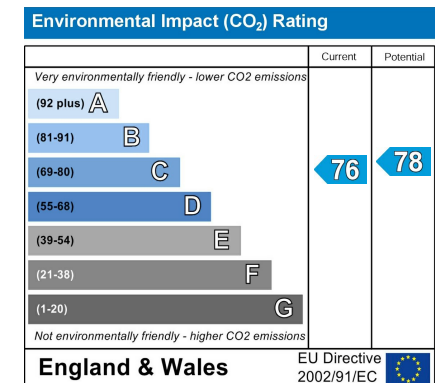
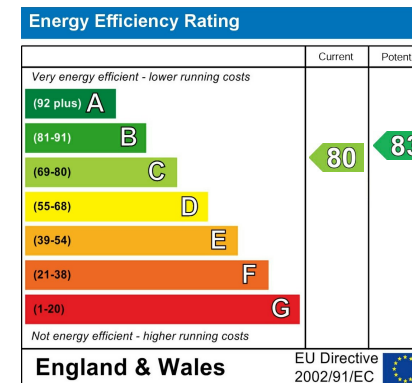
Service charges - £2,955.60 Per Annum

Lease - 250 years from 1 January 2003

Council Tax Band C

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.





5TH FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only.
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