



LEONARDO  
HOTELS



# Apt 11 The Ovale, Albion Works, 12 Pollard Street, Ancoats, M4 7AL

This spacious Two Bedroom apartment, located on the Second Floor, in The Ovale, which is part of the Albion Works development in New Islington. Within walking distance of Piccadilly Train Station. The apartment comprises of an entrance hall, large open plan Living/Kitchen, with integrated appliances, the spacious living room allows lots of natural light with floor to ceiling windows and has wooden flooring throughout. Two double bedrooms, master with en-suite wet room, and a well-appointed main bathroom. On Chain. EWS-1 In Place. Mortgage Buyers Welcome.

## Offers Over £240,000

### Viewing arrangements

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

#### The Building

Situated in a prime location, this apartment offers easy access to the bustling amenities of Manchester, including shops, restaurants, and cultural attractions. The vibrant atmosphere of the city is just a stone's throw away, allowing you to enjoy the best that urban living has to offer.

#### Entrance Hallway

Laminate flooring, cupboard housing boiler, storage cupboard and spotlights.

#### Kitchen / Lounge

22'3" x 21'7"

Open plan kitchen comprising a range of wall and base units, integrated fridge/freezer, integrated dishwasher, built-in oven, four ring hob with extractor hood over, sink with mixer tap and drainer, washing machine, spotlights and laminate flooring. Full-length windows, laminate flooring, phone/tv point, wall mounted electric heater, wall lights and spotlights.

#### Bedroom One

13'1" x 11'9"

Full-height windows, carpeted flooring, wall mounted electric heater, wall lights and access to the en-suite shower room, built in storage area.

#### En-Suite

8'6" x 7'10"

Accessed from the master bedroom, there is a step up to the shower room comprising WC, sink with mixer tap, shower attachment, fully tiled flooring and walls, extractor and spotlights.

#### Bedroom Two

13'9" x 10'9"

Full-height windows, carpeted flooring, wall heater and wall lights and spotlights.

#### Bathroom

8'6" x 7'6"

Three piece bathroom comprising bath with shower attachment over, WC, sink with mixer tap, tiled walls, tiled flooring and spotlights. Extractor fan.

#### Externally

Lifts to all floors. Access to communal courtyard.

### Additional Information

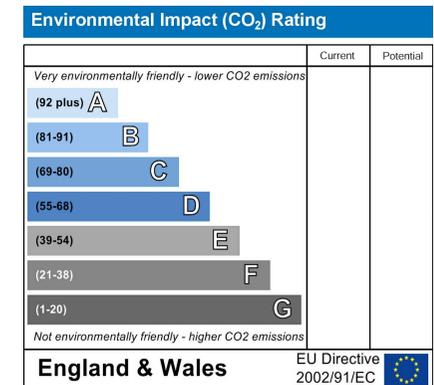
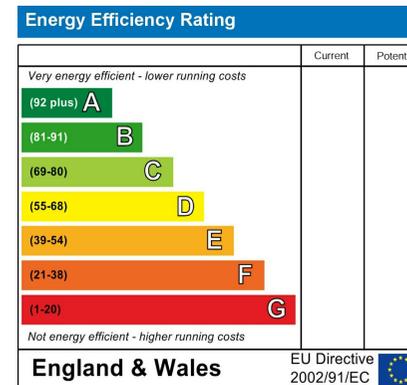
Ground rent: £150 per year  
Service Charge: £4,231.72 per year  
Lease: 250 years from 2006  
Council Tax Band- D  
EPC Rating- TBC  
Managed by - RMG

### Agents Notes

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