
jordan fishwick

Apt 32 Albion Works, Block D 12 Pollard Street, Ancoats, Manchester, M4 7AQ

We are pleased to have for sale this two bedroom apartment, found on the first floor of block D Albion Works, Ancoats. The development benefits from stunning communal gardens as well as quick access to local transport links. The property comprises of an entrance hallway, kitchen with integrated appliances, lounge with balcony access, two double bedrooms with the master including a wet room, a modern and contemporary family sized bathroom. No Chain. Mortgage Buyers Welcome. EWS-1 Available.

Asking Price £200,000

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

Entrance Hallway
Leads to all rooms, storage with hot water tank and plumbing for washing machine.

Kitchen / Lounge
11'4" x 18'3"
Laminate wood flooring, access to balcony, electric heater, spot lighting. High gloss fitted wall and base kitchen units with complimentary worktops. Cooker with hob and extractor over, integrated fridge/freezer and dishwasher, electrical heater, spotlight

Bedroom One
9'10" x 8'7"
Fitted carpets, double glazed UPVC window, spot lighting, access to en-suite

Wet Room
5'9" x 6'2"
Fully Tiled, Hand wash basin, walk in shower, shower attachment with mixer, fitted mirror, low level W.C

Bedroom Two
10'4" x 7'10"
Wooden flooring, double glazed UPVC window, spot lighting, access to en-suite

Bathroom
7'10" x 5'2"
Hand wash basin, bath with shower attachment with mixer, fitted mirror, low level W.C

Externally
Allocated parking space. communal gardens.

Additional Information

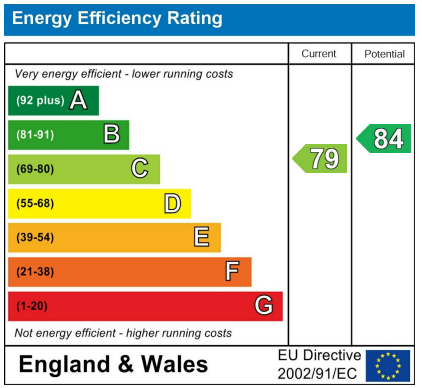
Service Charge -£3,125.00 (Including Buildings Insurance)
Ground Rent - £150.00
Lease 250 Years from 2003
Managing Agent - RMG
EPC Rating - D
Council Tax - C

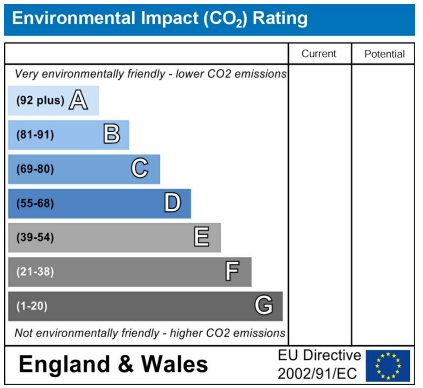
Agents Notes

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.

Disclaimer

IMPORTANT NOTE TO PURCHASERS: The lease, ground rent and service charges should all be checked via the solicitors for clarification. 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.















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