



Apt 5 10 Pollard Street, Albion Works, Ancoats, Manchester, M4 7DS

ONLINE VIDEO TOUR - <https://youtu.be/HPauavwMjxU>

Jordan Fishwick are pleased to offer for sale this stunning upper ground floor apartment. The apartment briefly comprises of: entrance hall with storage cupboard, living/kitchen. The kitchen comes fully equipped with fridge/freezer, oven, hob and dishwasher. Both bedrooms are doubles. Separate bathroom with tiled walls.

Price £170,000

Viewing arrangements

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

Entrance Hall

Living/Kitchen

22'4" x 9'4"

Bedroom One

11'10" x 10'2"

Bedroom Two

12'0" x 6'6"

Bathroom

Additional Information

Lease 250 Years 10 yearly review at RPI starting from 2023.

Ground Rent £207.45p pa

Service Charge £1,984.36p per annum

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.

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

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





Measurements are approximate. Not to scale. Illustrative purposes only
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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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