



Apt 1 Albion Works, Block E, 12 Pollard St, Ancoats, M4 7AU

*EWS1 IN PLACE -

Jordan Fishwick are pleased to offer for sale this well presented two bedroom apartment, located on the rear lower ground floor of Block E. This high specification apartment offers two double bedrooms, en-suite wet room, main bathroom. Within walking distance to the city centre, this apartment by Artisan benefits from a modern fully integrated kitchen with granite work surfaces and integrated appliances such as fridge/freezer and oven. First time buyers or investors invited.

Price £190,000

Viewing arrangements

Viewing strictly by appointment through the agent

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

Entrance Hall

Double cupboard with hot water system and plumbed for a washing machine

Living/Kitchen Room

18'10" x 15'3"

Wood laminate flooring with fitted kitchen, granite worktop, fridge/freezer, oven, hob and extractor. Sliding door to decked balcony. Electric heater

Bedroom One

10'6" x 14'0"

Double glazed window and electric heater

Wet Room

4'9" x 4'9"

tiled wet room with shower, w.c and wash hand basin.

Bedroom Two

10'5" x 10'3"

Double glazed window and electric heater

Bathroom

7'4" x 6'0"

Three piece white suite with tiled walls and floor

Externally

Decked Balcony

Additional Information

Service Charge £4514.16p for 2025. Due to repairs on a water tank storage unit.

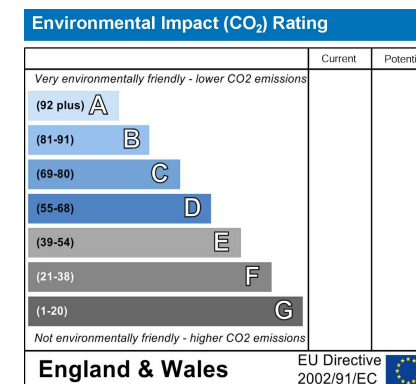
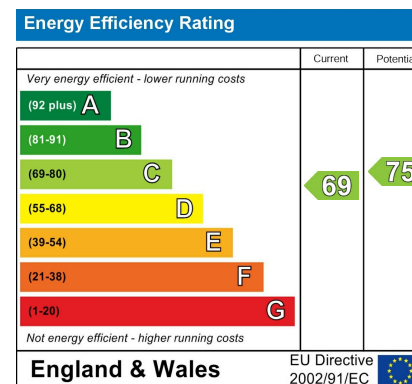
Ground Rent £150

Lease 250 Years From 2003

Building Managed By RMG

Agent Note

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.





GROUND FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only.
Made with Metropix ©2025



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.

Offices at: Chorlton, Didsbury, Disley, Hale, Glossop, Macclesfield, Manchester Deansgate, Manchester Whitworth Street, New Mills, Sale, Wilmslow and Withington

245 Deansgate, Manchester, M3 4EN

0161 833 9499 opt 3

manchester@jordanfishwick.co.uk

www.jordanfishwick.co.uk

