



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

\*AVAILABLE VIA MODERN AUCTION\*

Auction Date - Live Now. ends 13/02

\*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.

## By Auction £160,000

### Viewing arrangements

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

### AUCTIONEERS COMMENTS

property is for sale by Traditional Auction. The buyer and seller must Exchange immediately, and Complete 28 days thereafter. Interested parties personal data will be shared with the Auctioneer (iamsold).

The buyer pays a non-refundable deposit of 10% of the purchase price upon exchange.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which

they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

### 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.

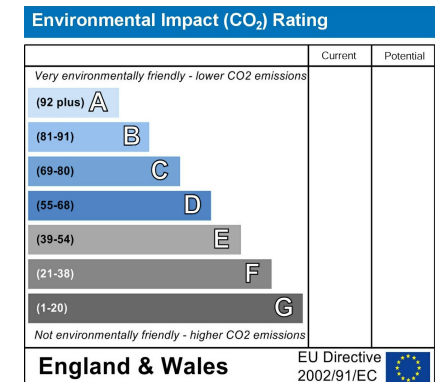
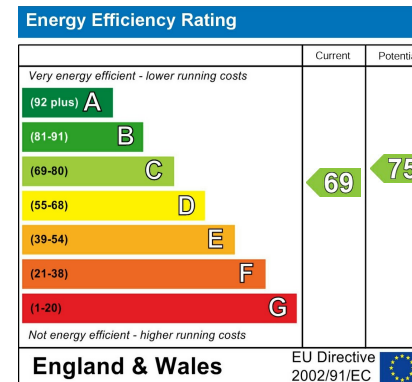
Ground Rent £150

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.  
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