



PO1 Albion Works Block E, 12 Pollard Street, Ancoats, Manchester, M4 7AU

EWS1 IN PLACE - MORTGAGE BUYERS INVITED.

Jordan Fishwick are pleased to offer for sale this stunning TWO BEDROOM corner apartment in Block E of Albion Works in Ancoats. The apartment is located on the GROUND FLOOR of this development which has lifts to all floors. It is immaculately presented throughout and boasts two double bedrooms, master with en-suite, open plan kitchen/diner/living room leading on to large balcony. Communal courtyard perfect for them sunny afternoons and lifts to all floors. NO ONWARD CHAIN.

Offers In Excess Of £190,000

Viewing arrangements

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

Entrance Hall

Living Room/Kitchen

18'9" x 13'11"

Bedroom One

13'11" x 12'11"

CARP WALL AND CEIL

En-suite

WET ROOM NO HTR

Bedroom Two

11'3" x 10'6"

CARP WALL AND CEIL

Bathroom

Externally

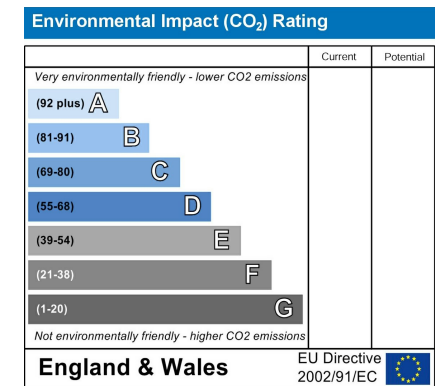
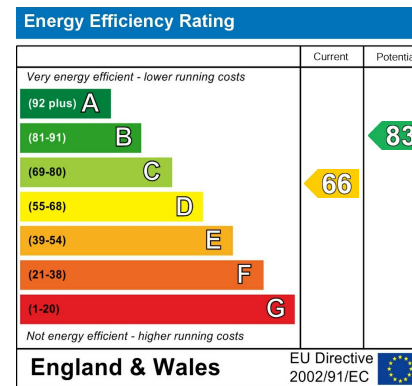
Additional Information

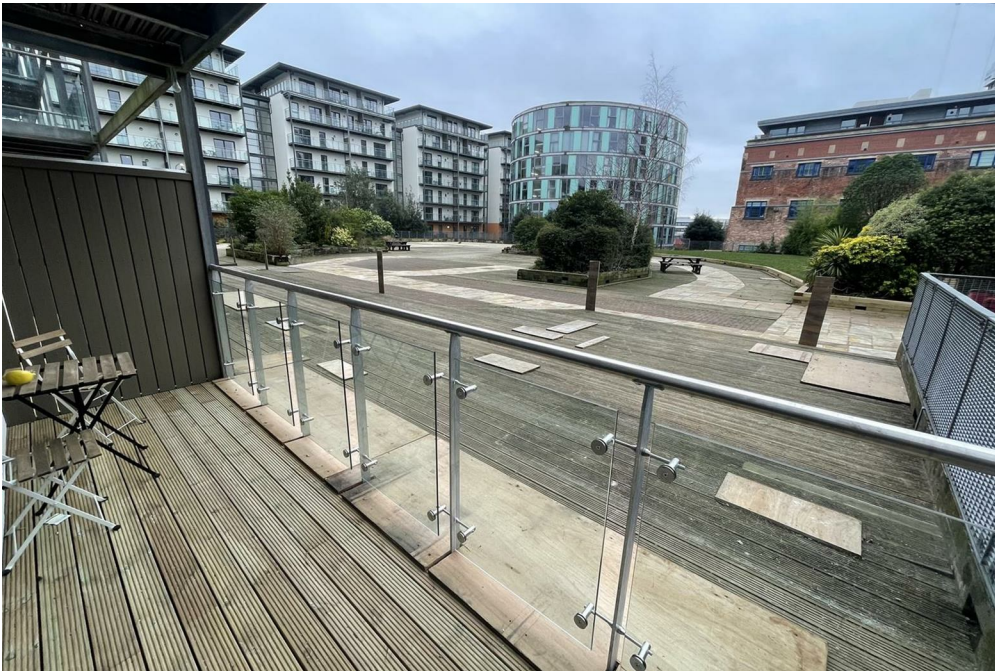
Ground rent - £150 per annum

Service charges - £2829 per annum

Lease - 250 years from 1 January 2003

Council Tax Band C





GROUND FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only.
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