



# Apt 96 Albion Works, Pollard Street Block D, Ancoats, Manchester, M4 7AT

## CASH BUYERS ONLY!

Jordan Fishwick are pleased to offer for sale this fifth floor two bedroom apartment located just a short distance from Piccadilly Train Station and Northern Quarter. Entrance hall with cupboard housing washer/dryer, open plan living room with laminate flooring and patio door leading to the full length balcony. The fully fitted kitchen has fridge/freezer, dishwasher, oven and hob. Main bedroom has wet shower room and the other bedroom is also a good sized double. Three piece suite with tiled walls and floor. Secure parking included. Council Tax Band C. No Pets. NO ONWARD CHAIN. EWS1 FORM IN PLACE.

## Offers Over £200,000

### Viewing arrangements

Viewing strictly by appointment through the agent

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

### Entrance Hall

Wooden flooring. Storage cupboard. Spotlights. Access to all rooms.

### Living Room/Kitchen

17'3" x 12'3"

Range of wall and base units with worktops over. Integrated fridge/freezer, cooker with hob and extractor over. Sink with mixer tap. Wall mounted heater. Spotlights. TV and telephone points. Access to balcony.

### Bedroom One

12'5" x 11'3"

Fitted carpet. Wall mounted heater. Wall and spotlights.

### Wet Room

Tiled wet room. Low level w/c. Sink with mixer tap. Rainhead shower.

### Bedroom Two

13'2" x 9'6"

Fitted carpet. Wall mounted heater. Wall and spotlights.

### Bathroom

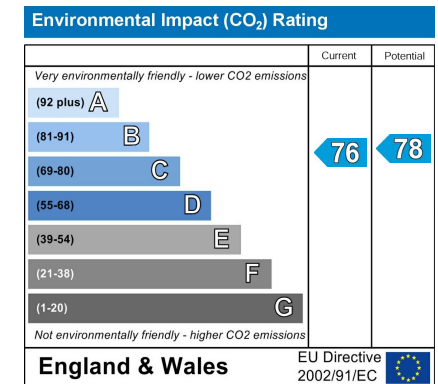
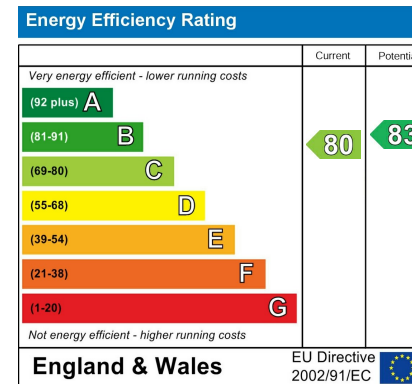
Low level w/c. Bath with mixer tap. Sink with mixer tap. Heated towel rail.

### Externally

Full length balcony. Communal gardens. Secure underground parking.

### Additional Information

Ground rent - £150 per annum  
 Service charges - £2,700 Per Annum  
 Lease - 250 years from 1 January 2003  
 Council Tax Band C





5TH FLOOR



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