



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

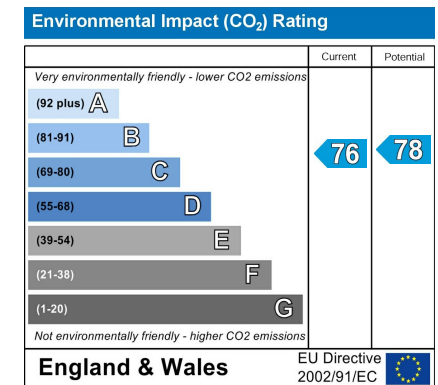
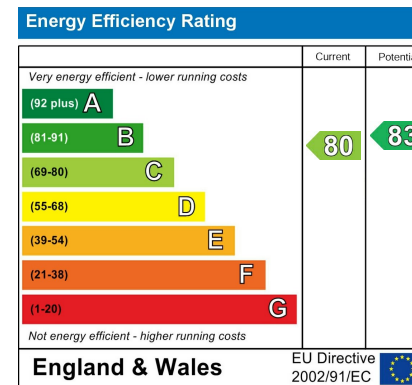
Low level w/c. Bath with mixer tap. Sink with mixer tap. Heated towel rail.

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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