



# Apt 48 Albion Works, Pollard Street Block E, New Islington, Manchester, M4 7AU

\*EWS1 IN PLACE\*

Simply STUNNING!! Top floor two bedroom duplex apartment in Albion Works, Ancoats. The apartment comprises of a entrance hallway on the ground floor leading to the two double bedrooms with laminate floors, the master bedroom benefitting from an en-suite. There is also a large stylish main bathroom. To the first floor there is a very large open plan living/kitchen area with gloss kitchen cupboards and integrated washer and fridge freezer. A large balcony finishes off this amazing flat. Secure undercroft parking space included. NO ONWARD CHAIN.

## Price £249,000

**Viewing arrangements**

**Viewing strictly by appointment through the agent**

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

### **Entrance Hall**

Laminate flooring. Spotlights. Access to all rooms.

### **Bedroom One**

13'0" x 8'3"

Laminate flooring. Wall lights. Wall mounted electric heater.

Access to en-suite.

### **En-suite**

Low level; W/C. Sink with mixer tap. Mixer shower. Tiled suite.

### **Bedroom Two**

9'10" x 8'5"

Laminate flooring. Wall lights. Wall mounted electric heater.

### **Bathroom**

Fully tiled bathroom suite. Low level w/c. Sink with mixer tap. Bath with mixer shower over.

### **Open Plan Kitchen/Living Room**

23'5" x 16'11"

Range of wall and base units with worktops over. Cooker with hob and extractor over. Integrated fridge/freezer and washing machine. Spotlights and ceiling light. TV and telephone point. Storage cupboard. Access to balcony.

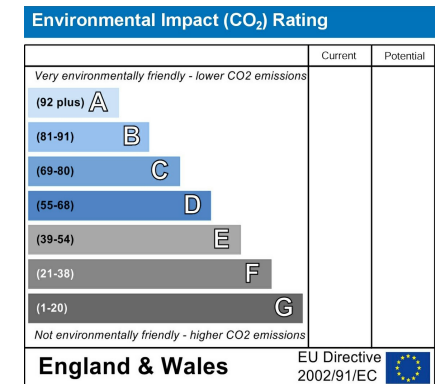
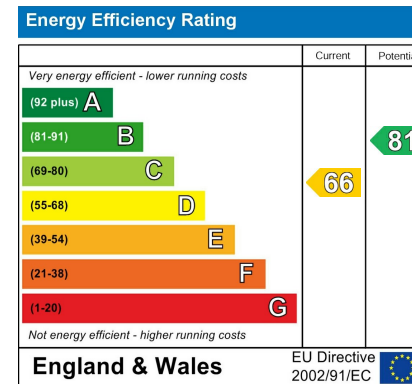
### **Externally**

Full length balcony. Underground parking space. Lifts to all floors. Secure fob/code entry. Communal gardens.

### **Additional Information**



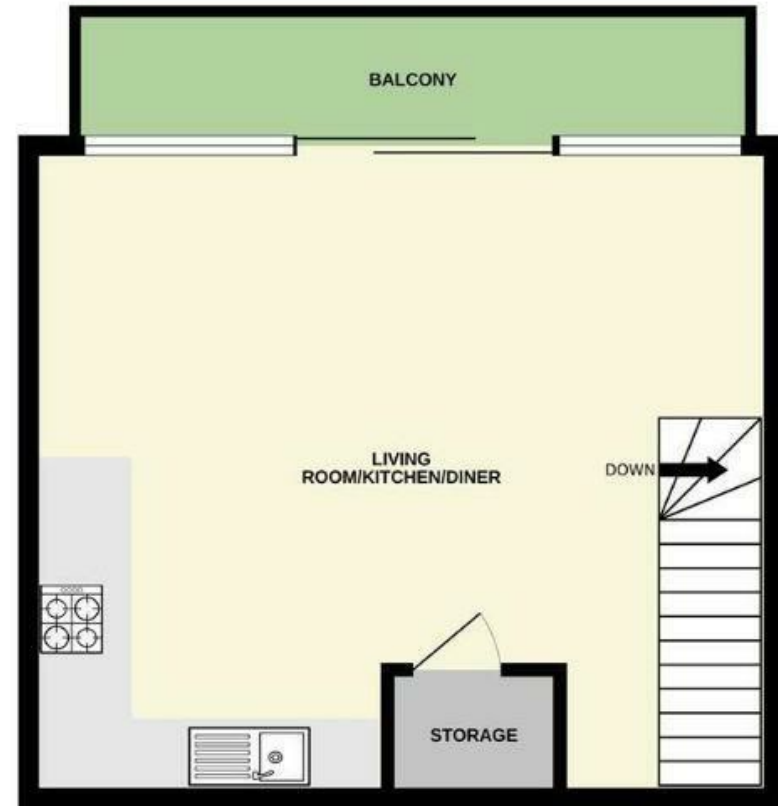
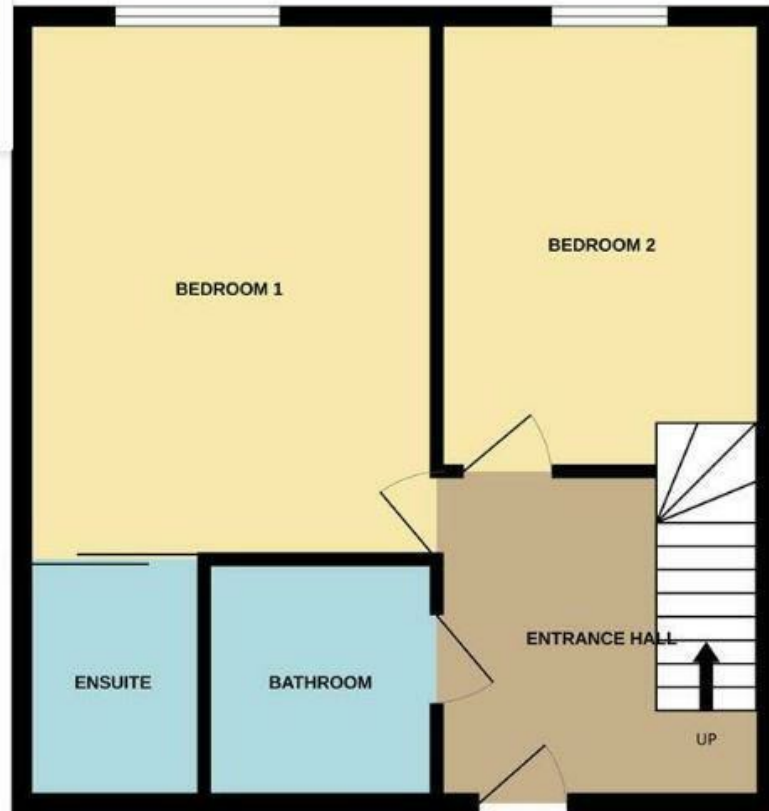
Service charges - £226.06 per month  
 Ground rent - £150 per annum  
 Lease - 250 years from 2003  
 Management company - RMG





5TH FLOOR

6TH FLOOR



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