



Albon Works



Apt 46 Albion Works Block A, Pollard Street, New Islington, Manchester, M4 7AJ

EWS-1 Available

Jordan Fishwick are pleased to offer for sale this stunning TOP FLOOR duplex apartment located in New Islington, just a short stroll from Piccadilly station. Albion Works is a popular development which gives easy access to New Islington tram stop within 3 minutes walk, and has plenty of amenities nearby including coffee shop, gym, supermarket etc. The apartment itself briefly comprises of: entrance hall, large open plan living room kitchen with high ceiling, giving access on to full length balcony, bedroom with storage area, study area access via a cubby hole and a three piece bathroom. To the first floor there is a further double bedroom with en-suite and a storage cupboard. NO ONWARD CHAIN.

Offers In Excess Of £265,000

Viewing arrangements

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

Entrance Hall

Laminate flooring. Radiator. Access to all rooms.

Living Room/Kitchen

17'10" x 12'6"

Range of wall and base units with worktops over. Fitted dishwasher. Freestanding fridge/freezer and washing machine. Belfast sink with mixer tap over. Tiled splashback. Cooker with hob and extractor over. TV and telephone point. Access to balcony. Wall lights.

Understairs Study

8'5" x 5'9"

Access via crawling through cubby hole. Window. Carpet. Space for chair and desk.

Bedroom One

12'6" x 7'10"

Fitted carpet. Wall lights. Window. Radiator.

En-suite

Tiled shower room. Low level W.C. Floating sink with mixer tap. Mixer shower.

Bedroom Two

13'2" x 10'10"

Fitted carpet. Wall lights. Internal window. Radiator.

Bathroom

Tiled bathroom. Low level W.C. Floating sink with mixer tap. Bath with shower attachment.

Externally

Balcony. Lifts to all floors. Office hour concierge located at Vulcan Mill.

Additional Information

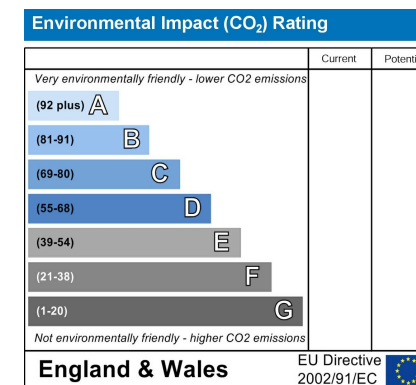
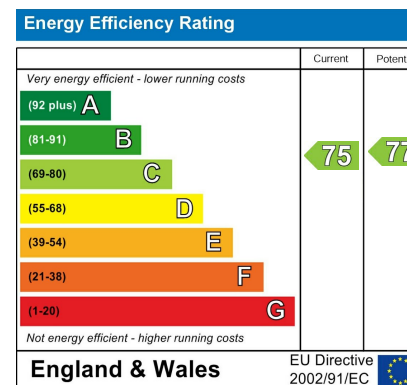
Length of Lease - 250 years from 2001

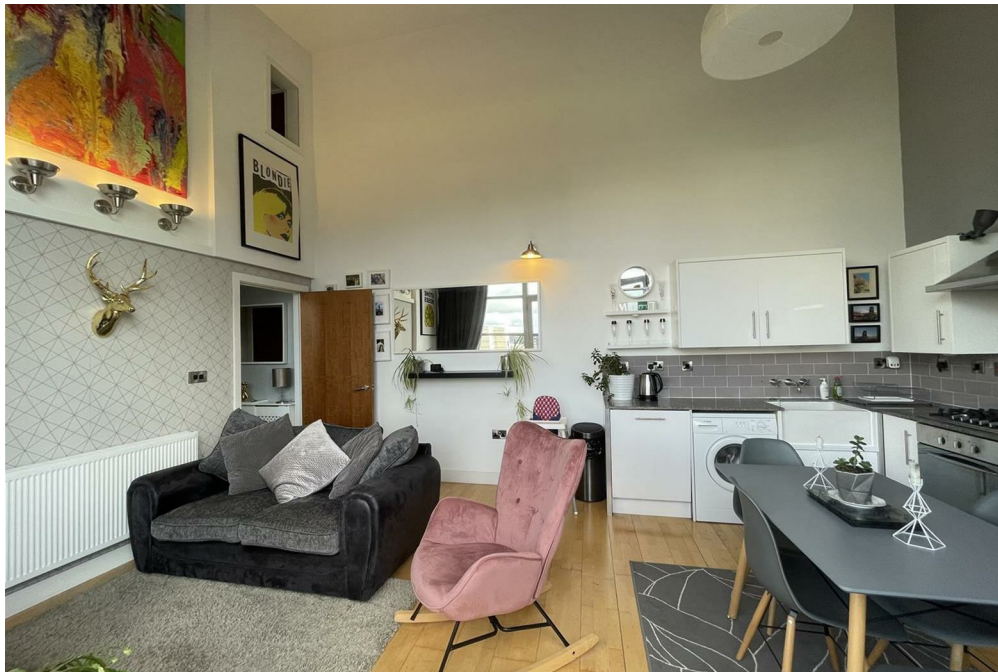
Service Charge - £210 per month

Ground Rent - £301 per Annum

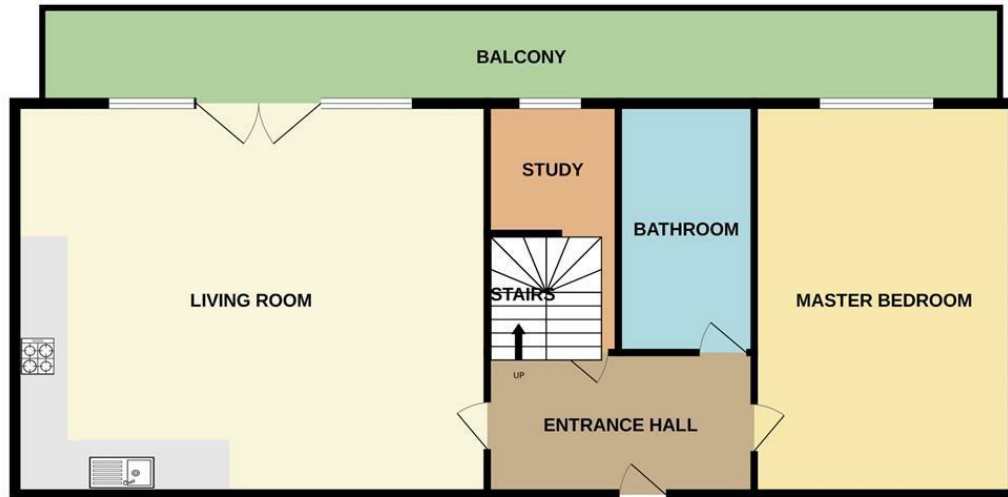
Council Tax Band C

RMG Management Company

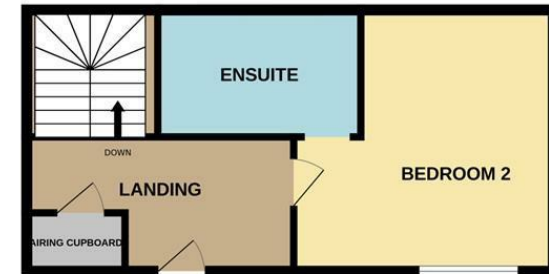




GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
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Offices at: Chorlton, Didsbury, Disley, Hale, Glossop, Macclesfield, Manchester Deansgate, Manchester Whitworth Street, New Mills, Sale, Wilmslow and Withington

245 Deansgate, Manchester, M3 4EN

0161 833 9499 opt 3

manchester@jordanfishwick.co.uk

www.jordanfishwick.co.uk

