



Block D, Albion Works, Pollard Street M4

Offers Over £265,000

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Albion Works, by Artisan is a purpose built development located on the edge of the City centre in the renowned Ancoats area of Manchester. Offering easy access to the cities shops, bars and amenities it proves to be popular with first time buyers and investors alike.

Having recently undergone and completed cladding remediation the building now has the required certification to be mortgaged. EWS1 A1 Rating

Located on the top floor this duplex apartment comprises of : Communal secure entrance, lifts to all floors, private entrance hallway with storage cupboard, main double bedroom with ensuite wet room, access to balcony, further second double bedroom, main bathroom, stairs to first floor open plan living area which offers stunning views over Manchester from the balcony, integrated kitchen with appliances plus SECURE PARKING.



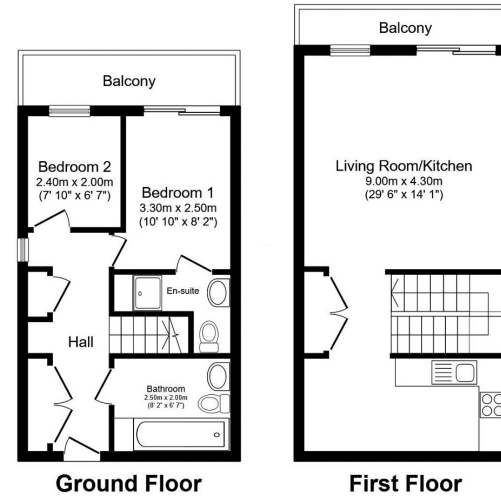


Floor Area
735 sq. ft.

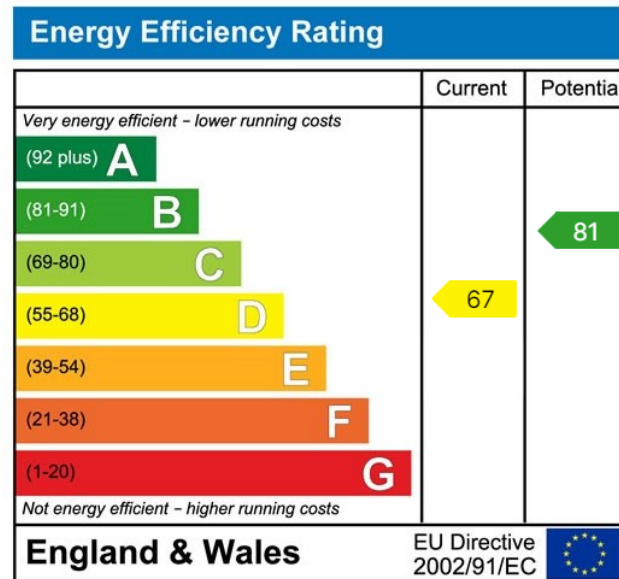
Tenure
Leasehold

Service Charge
£2950 per annum

Ground Rent
£150 per annum



Total floor area 68.3 m² (735 sq.ft.) approx
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Henry Wilshire. Powered by www.focalagent.com



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