



Apt 56 Albion Works Block E, 12 Pollard Street, Ancoats, Manchester, M4 7AU

EWS1 IN PLACE

Simply STUNNING!! Top floor two bedroom duplex apartment in Albion Works, Ancoats. A property that has been recently renovated and redecorated throughout, it is of a fantastic standard and is a property to show off to your friends. The apartment comprises of a showstopping entrance hallway on the lower floor leading to the two double bedrooms with laminate floors, the master bedroom benefitting from an upgraded en-suite unlike any others in the development. 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, and a new induction hob. A large balcony finishes off this amazing flat with great views across the city. NO ONWARD CHAIN.

Price £235,000

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. Spotlights. Wall mounted electric heater.
Sliding door to en-suite.

En-suite

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

Bedroom Two

9'10" x 8'5"

Laminate flooring. Spotlights. Wall mounted electric heater.

Bathroom

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

Stairs to First Floor

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

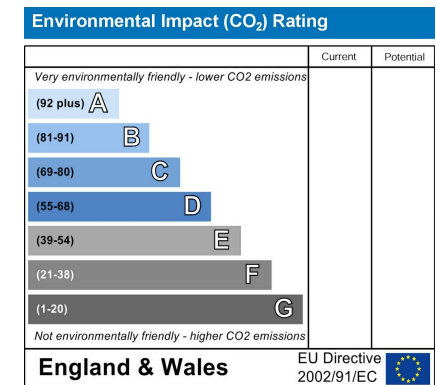
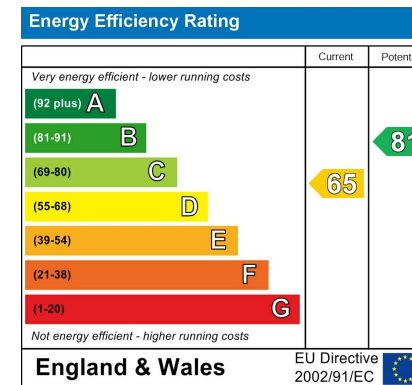
Lifts to all floors. Secure fob/code entry. Communal gardens.

Additional Information

Lease - 250 years from 2003

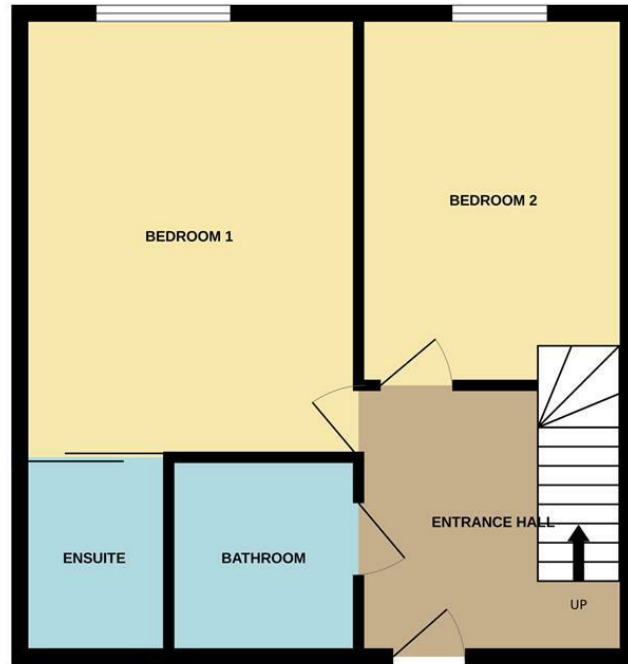
Ground rent - £150 per annum

Service charges - £350 per month





5TH FLOOR



6TH FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
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