





# 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 £230,000

**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**

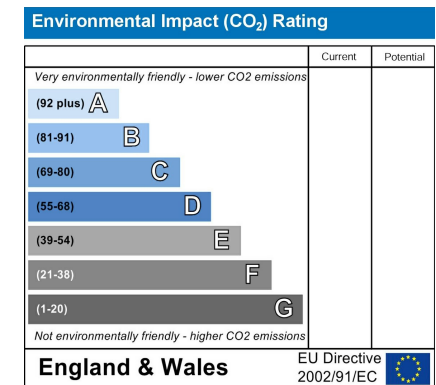
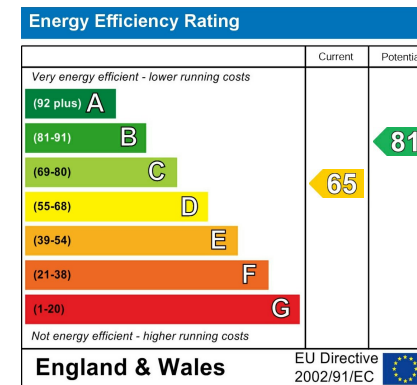
Lifts to all floors. Secure fob/code entry. Communal gardens.

## Additional Information

Lease - 250 years from 2003

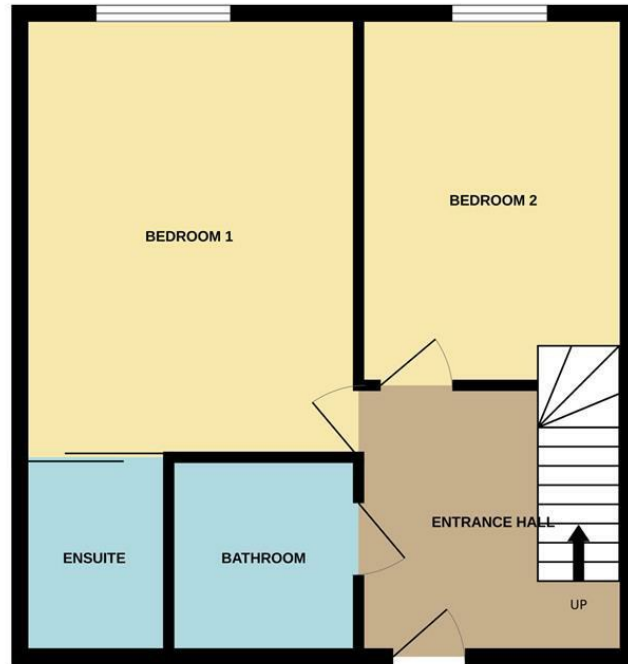
Ground rent - £150 per annum

Service charges - £350 per month





5TH FLOOR



6TH FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only  
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