





# Apt 16 Ovale, Albion Works Block C, Pollard Street, Manchester, M4 7AL

EWS-1 Mortgage Buyers Invited . Tenanted Till May 2026 @ £1300pcm Great Investor Property. 8.67 % Rental Yield. Now suitable for Owner Occupiers.

Jordan Fishwick is please to present this lovely Two Bedroom Apartment, located on the Third Floor of the Oval Building which is part of the Albion Works Development in New Islington which is only a short walk to Piccadilly Train Station.

The apartment comprises an entrance hall, spacious open plan kitchen and lounge, with integrated oven and hob and a free standing fridge/ freezer. The living room allows a lot of natural light with floor to ceiling windows with wooden laminate flooring throughout. Two double bedrooms, master with en-suite wet room, and a well sized master bathroom.

## Offers Over £180,000

### Viewing arrangements

Viewing strictly by appointment through the agent

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

### The Hallway

Laminate flooring, cupboard housing boiler, wall mounted electric heater, storage cupboard and spotlights.

### Lounge / Kitchen

33'5" x 22'5"

Open plan kitchen comprising a range of wall and base units, free standing fridge/freezer, integrated dishwasher, built-in oven, four ring hob with extractor hood over, sink with mixer tap and drainer, washing machine, spotlights and laminate flooring. Full-length windows, laminate flooring, phone/tv point, wall mounted electric heater, wall lights and spotlights.

### Bedroom One

12'5" x 7'10"

Access to the en-suite shower room, floor to Ceiling windows,

carpeted flooring, wall mounted electric heater, wall lights.

### Bathroom

8'2" x 6'9"

Three piece bathroom comprising bath with shower, WC, sink with mixer tap, tiled walls, tiled flooring and spotlights

### Bedroom Two

11'0" x 11'1"

Full-height windows, carpeted flooring, wall heater and wall lights and spotlights.

### En-Suite

6'2" x 7'2"

Access is from the master bedroom, there is a step up to the shower room comprising WC, sink with mixer tap, shower

attachment, fully tiled flooring and walls, extractor and spotlights.

### Externally

Lifts to all floors. Communal gardens/courtyard.

### Additional Information

Ground rent: £150 per year

Service Charge: £3,900.00

Lease: 250 years from 2006

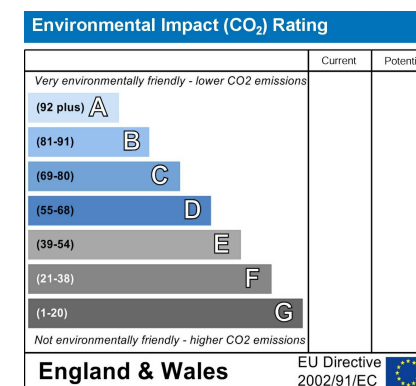
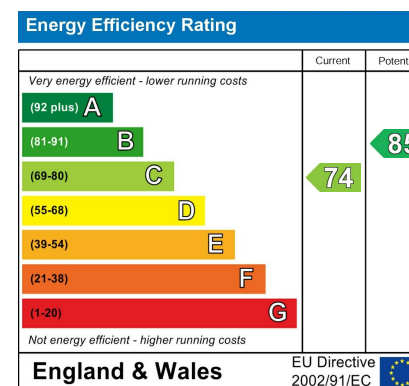
Council Tax Band D

Managing Agent RMG

### Agents Notes

To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.

This property may come under a Non-qualifying leaseholders , these are owners who do not benefit from the leaseholder protections under the Building Safety Act 2022, meaning they can be held responsible for uncapped costs to fix unsafe cladding and fire safety defects in their buildings, as they own multiple properties. Please check with your lender prior to viewing.







## GROUND FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only.  
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245 Deansgate, Manchester, M3 4EN

0161 833 9499 opt 3

[manchester@jordanfishwick.co.uk](mailto:manchester@jordanfishwick.co.uk)

[www.jordanfishwick.co.uk](http://www.jordanfishwick.co.uk)

