



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

\*AVAILABLE VIA MODERN AUCTION\*

Auction Date - TBC

\*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.

## Auction Guide £190,000

### Viewing arrangements

Viewing strictly by appointment through the agent

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

### AUCTIONEERS COMMENTS

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

### 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

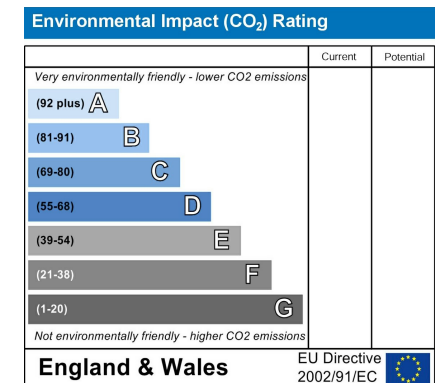
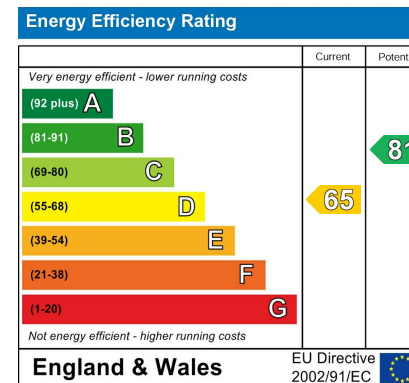
Lease - 250 years from 2003

Ground rent - £150 per annum

Service Charge £4852 for 2025. Due to repairs on a water tank storage unit.

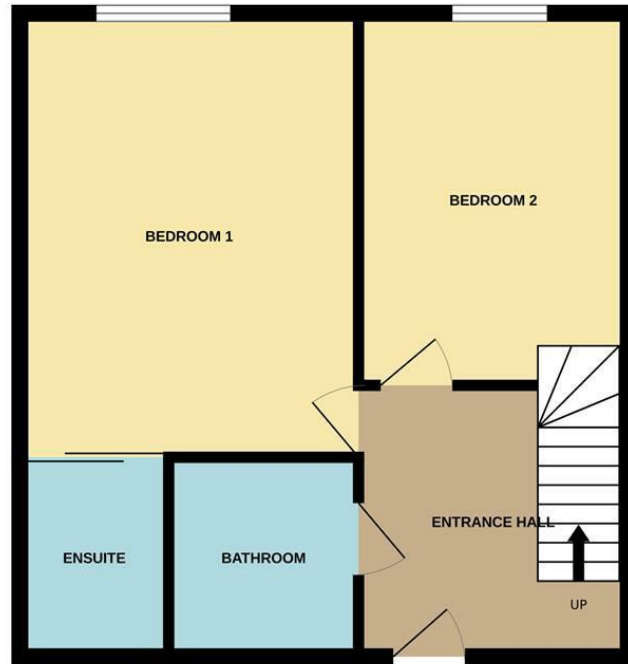
## Agent notes

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.





5TH FLOOR



6TH FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only  
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