



# Apt 4 Albion Works Block E, 12 Pollard Street, Manchester, M4 7AU

\*AVAILABLE VIA MODERN AUCTION\* Auction Date - Ends 16th of January

Jordan Fishwick are pleased to offer for sale this well presented two bedroom apartment, located on the rear lower ground floor of Block E. This high specification apartment offers two double bedrooms, en-suite wet room, main bathroom. Balcony onto the water aspect. Within walking distance to the city centre, this apartment by Artisan benefits from a modern fully integrated kitchen with granite work surfaces and integrated appliances such as fridge/freezer and oven. First time buyers or investors invited. \*EWS1 IN PLACE

## Guide Price £130,000

### 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

Double cupboard with hot water system and plumbed for a washing machine

### Living/Kitchen Room

18'10" x 15'3"

Wood laminate flooring with fitted kitchen, granite worktop, fridge/freezer, oven, hob and extractor. Sliding door to decked balcony. Electric heater

### Bedroom One

10'6" x 14'0"

Double glazed window and electric heater

## **Wet Room**

4'9" x 4'9"

Tiled wet room with shower, w.c and wash hand basin.

## **Bedroom Two**

10'5" x 10'3"

Double glazed wind and electric heater

## **Bathroom**

7'4" x 6'0"

Three piece white suite with tiled walls and floor

## **Externally**

Decked Balcony

## **Additional Information**

Service Charge £4514.16p for 2025.

Ground Rent £150

Lease 250 Years From 2003

Building Managed By RMG

## **Agent Note**

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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These particulars are believed to be accurate but they are not guaranteed and do not form a contract. Neither Jordan Fishwick nor the vendor or lessor accept any responsibility in respect of these particulars, which are not intended to be statements or representations of fact and any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Any floorplans on this brochure are for illustrative purposes only and are not necessarily to scale.

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Manchester Whitworth Street, New Mills, Sale, Wilmslow and Withington

245 Deansgate, Manchester, M3 4EN

0161 833 9499 opt 3

manchester@jordanfishwick.co.uk  
www.jordanfishwick.co.uk

