



Jordan fishwick

Apt 56 Albion Works, Block E, 12 Pollard
£1,350 Per Calendar Month



The Property

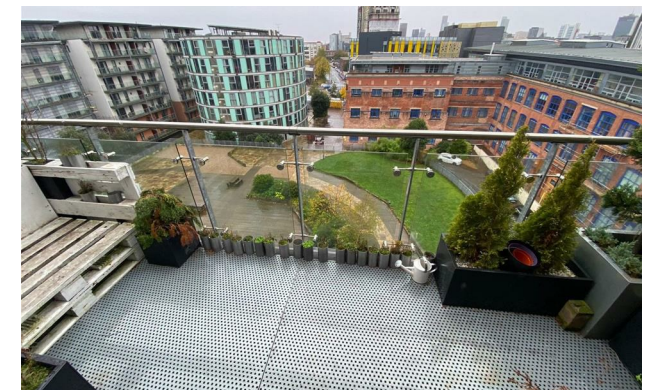
PLEASE NOTE - 6 MONTH ONLY TENANCY CANNOT EXTEND

Available Late May. Top floor two bedroom duplex apartment in Albion Works, Ancoats. The apartment comprises of an entrance hallway on the ground 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. Secure Parking Space, all fittings and furniture photographed included. Tax Band C. EPC Rating D.

VIDEO/ PHOTO OFFERS NOT ACCEPTED - PLEASE BOOK A VIEWING

Albion Works, Block E Ancoats M4 7AU

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- LET AGREED
- 6 MONTH ONLY TENANCY
- Two Bedroom Duplex - Furnished
- Larger than Average Apt
- Close to Train Station
- Tax Band C
- EPC Rating D
- Secure Parking
- Ancoats Location



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C	65	
(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	





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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