



27C ALBION WORKS 12 POLLARD STREET MANCHESTER, M4 7AL

£197,500
LEASEHOLD

Nestled in Albion Works Block C on Pollard Street, this modern apartment offers a fantastic opportunity for both investors and homeowners alike. Situated on the 5th floor, this spacious gem boasts a prime location in New Islington, adjacent to the sought-after Ancoats neighborhood, and just a short walk from the bustling heart of Manchester City Centre.

With 1 reception room, 2 bedrooms, and 2 bathrooms, this apartment is the epitome of contemporary urban living. The property features a generously sized living area, a fully integrated kitchen equipped with modern appliances, two large double bedrooms for utmost comfort, a stylish 3-piece suite bathroom, and an en suite shower wet room for added convenience.

Convenience is key with this property, as it is a mere 0.4 miles from Manchester Piccadilly train station and boasts the New Islington tram stop right at its doorstep, ensuring seamless connectivity to the city and beyond.

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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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