



70D ALBION WORKS POLLARD STREET MANCHESTER, M4 7AT

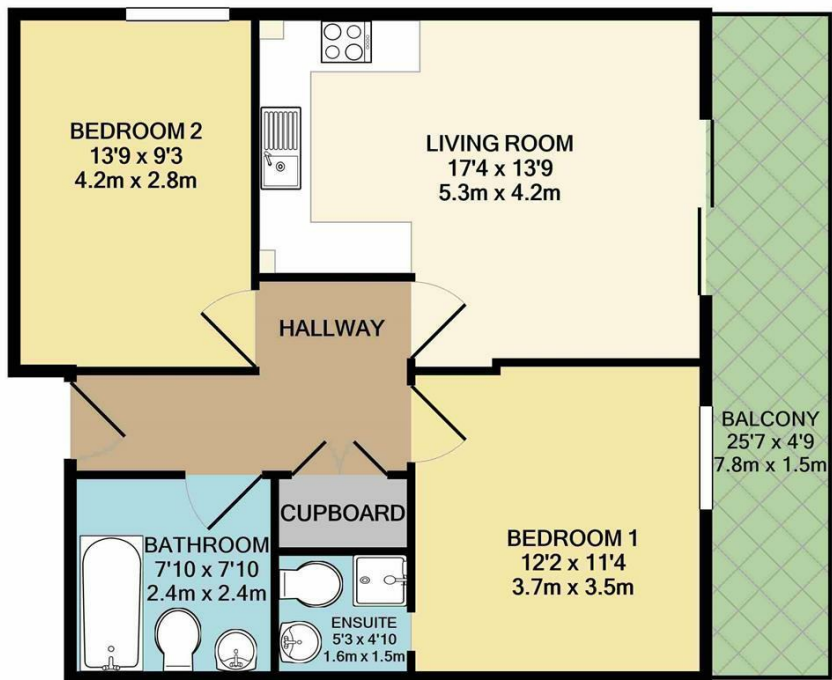
£194,995
LEASEHOLD

Nestled in the heart of New Islington in Manchester's city centre, this apartment in Albion Works development offers a delightful blend of comfort and convenience. Spanning 655 square feet, the property features two generously sized double bedrooms, making it ideal for professionals or small families seeking a vibrant urban lifestyle.

Upon entering, you are welcomed into an open plan living area that seamlessly integrates with a fully fitted, modern kitchen, perfect for entertaining guests or enjoying a quiet evening in. The apartment boasts two well-appointed bathrooms, including a spacious three-piece suite and an en-suite wet room, ensuring ample facilities for residents and visitors alike. One of the standout features of this property is the spacious balcony, which provides a lovely outdoor space to relax and unwind while taking in the lively atmosphere of the surrounding area.

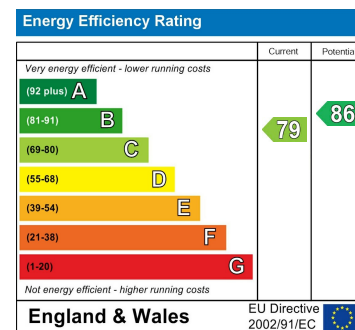
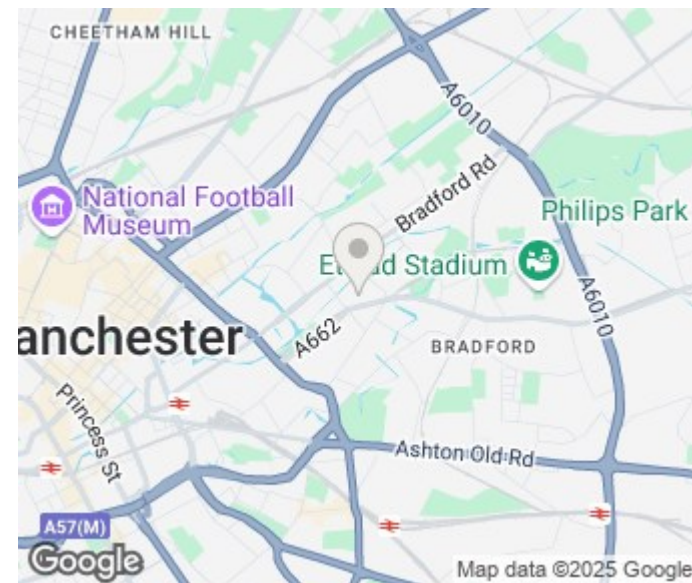
The location is truly exceptional, being just a stone's throw from the New Islington tram stop, which offers easy access to the wider city. Additionally, the picturesque marina of Ancoats and the

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TOTAL APPROX. FLOOR AREA 655 SQ.FT. (60.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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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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