



Ovale, Pollard Street, Manchester

Asking Price £200,000

Ascend
Built on higher standards

Ovale, Pollard Street, Manchester

CASH BUYER & BUY TO LET INVESTORS ONLY Tenanted until April 2025 at £1100pcm

We have a truly unique 2-bedroom apartment for sale in one of Manchester's most distinctive developments. Forming part of the Albion works, The Ovale consists of 36 apartments and is perfect for those buyers seeking a little more than your average box shaped apartment!

The super-stylish curved design of the external wall features full-length windows allowing for plenty of light. It's certainly a show-stopper. The large open-plan lounge/kitchen/diner is perfect for entertaining and you'll also benefit from an ultra-sleek kitchen complete with granite worktops, white cabinets and chrome handles.

Venture into the spacious double bedrooms and you'll find full-length windows giving you cracking views over the courtyard - You'll also benefit from an uber-modern bathroom decked out with a contemporary finish.

Piccadilly train station is just a short stroll away and New Islington tram stop is just 5 minutes away, so travelling to the city centre and beyond couldn't be easier. We guarantee this one won't be around for long, so make sure to give our team a call today. And just so you know, the pictures are for marketing purposes only, so the fixtures and fittings may vary.

Entrance Hallway

Entrance door from the communal landing. Built in storage cupboard housing the hot water tank and plumbing for an automatic washing machine. Wall mounted electric heater, wall mounted intercom. Doors to all rooms.

Open Plan Living Kitchen

The kitchen is furnished with a range of base level units with work top surfaces over, incorporating a stainless steel sink and drainer unit. Built in electric oven and grill with a four ring hob and extractor hood with lighting over. Additional built in appliances including a fridge freezer and dishwasher. Continuation of the wood effect flooring, floor to ceiling double glazed windows boasting an abundance of natural light. Wall mounted electric heater.

Bedroom One

Floor to ceiling double glazed windows. Wall mounted electric heater.

Bedroom Two

Floor to ceiling double glazed windows. Wall mounted electric heater.

Bathroom

Furnished with a three piece suite comprising; Panelled bath with wall mounted mixer shower over and shower screen, vanity wash hand basin and a low level WC. part tiled effect walls, tiled flooring. Wall mounted heated towel rail.

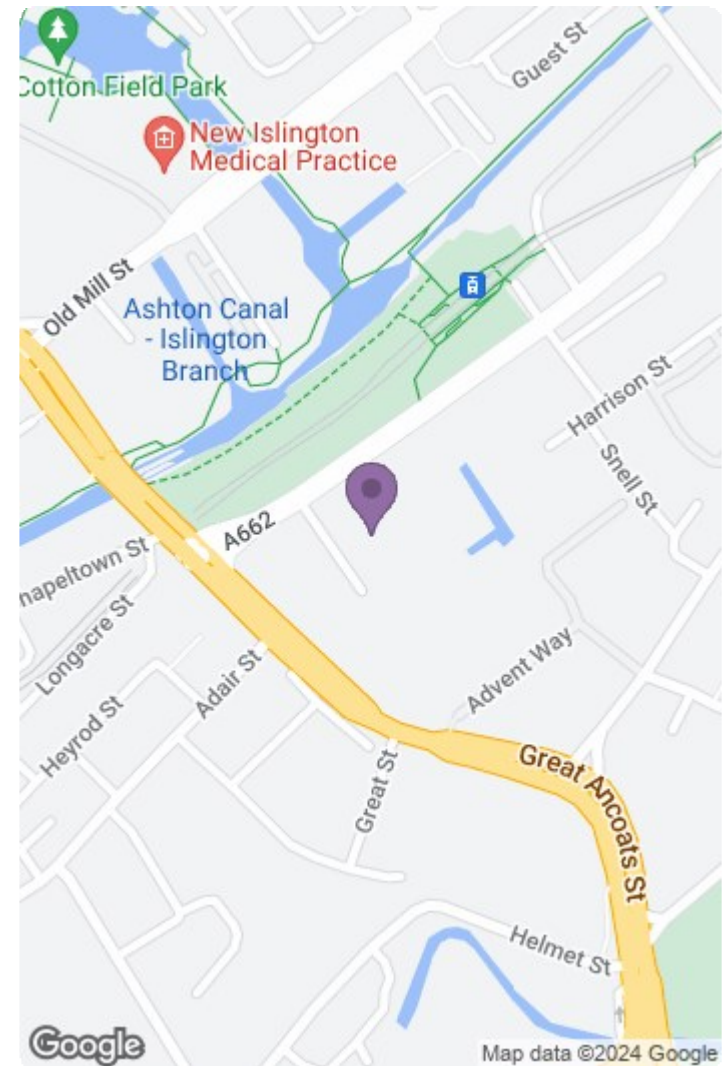
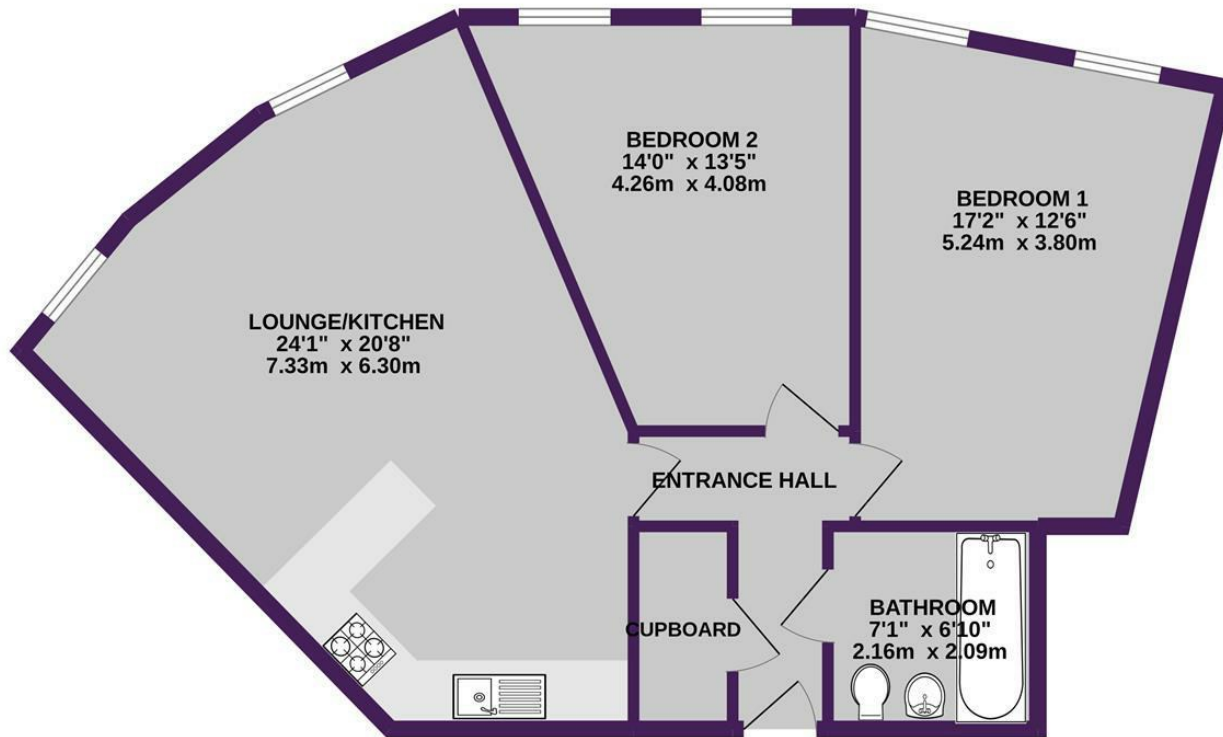
Additional Information

Leasehold Apartment
Lease: 250 years from 2006
Ground Rent: £150 pa
Service Charge: £2181.84 pa
Council Tax: C £1665pa
Building Management: RMG
EPC: D
100% Ownership

Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are, in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended. Although we try to ensure accuracy, measurements used in this brochure may be approximate. Therefore if intending purchasers need accurate measurements to order carpeting or to ensure existing furniture will fit, they should take such measurements themselves.



GROUND FLOOR
747 sq.ft. (69.4 sq.m.) approx.



TOTAL FLOOR AREA: 747 sq.ft. (69.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Future	Current	Future
Very energy efficient - lower running costs A 92-100 kWh/m ² /year 81-91		Very environmentally friendly - lower CO ₂ emissions A 92-100 g/m ² /year 81-91	
B 81-91 kWh/m ² /year 66-81	81	B 81-91 g/m ² /year 66-81	
C 66-81 kWh/m ² /year 56-66	66	C 66-81 g/m ² /year 56-66	
D 56-66 kWh/m ² /year 46-56		D 46-56 g/m ² /year 46-56	
E 46-56 kWh/m ² /year 36-46		E 36-46 g/m ² /year 36-46	
F 36-46 kWh/m ² /year 26-36		F 26-36 g/m ² /year 26-36	
G 26-36 kWh/m ² /year 16-26		G 16-26 g/m ² /year 16-26	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

