



Apt 1 Albion Works, Block E, 12 Pollard St, Ancoats, M4 7AU

AVAILABLE VIA MODERN AUCTION

Auction Date - Live Now.

*EWS1 IN PLACE -

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. 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.

By Auction £150,000

Viewing arrangements

Viewing strictly by appointment through the agent
245 Deansgate, Manchester, M3 4EN 0161 833 9499 opt 3

AUCTIONEERS COMMENTS

property is for sale by Traditional Auction. The buyer and seller must Exchange immediately, and Complete 28 days thereafter. Interested parties personal data will be shared with the Auctioneer (iamsold).

The buyer pays a non-refundable deposit of 10% of the purchase price upon exchange.

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"

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

Bedroom Two

10'5" x 10'3"

Double glazed window and electric heater

Bathroom

7'4" x 6'0"

Three piece white suite with tiled walls and floor

Externally

Decked Balcony

Additional Information

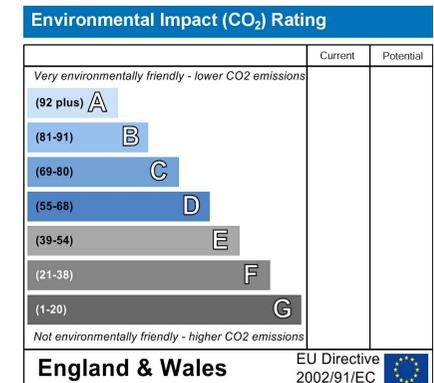
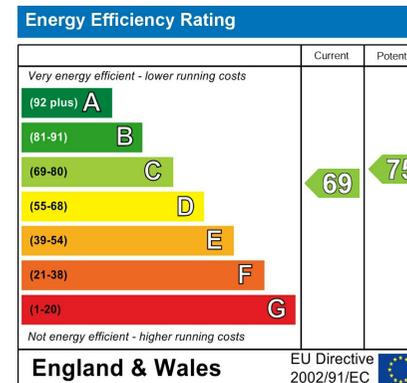
Service Charge £4016.16 for 2025. Due to repairs on a water tank storage unit.
Ground Rent £150
Lease 250 Years From 2003
Building Managed By RMG

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.

Disclaimer

IMPORTANT NOTE TO PURCHASERS: The lease, ground rent and service charges should all be checked via the solicitors for clarification. We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only, and are not precise. If floor plans were included, these may not be to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us.





GROUND FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only.
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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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