



Apt 26 The Ovale, Albion Works, Pollard St, Ancoats, M4 7AL

Mortgage buyers welcome. EWS-1 in Place

This spacious Two Bedroom apartment, located on the Fifth Floor, in The Ovale, which is part of the Albion Works development in New Islington and is within walking distance of Piccadilly Train Station. The apartment is located on the FIFTH FLOOR with views towards the canal and the City Centre. The apartment comprises of entrance hall, large open plan kitchen, with a built in oven and hob and tiled flooring, the spacious living room allows lots of natural light with floor to ceiling windows and has wooden flooring throughout. Two double bedrooms, master with en-suite wet room, and a well appointed master bathroom. Total size 907 sq ft/84.3 sq m.

Offers In Excess Of £225,000

Viewing arrangements

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

Entrance Hall

Laminate flooring, wall mounted electric heater, cupboard housing boiler, storage cupboard and spotlights.

Living Room/Kitchen

25'0" x 19'2"

Full-length windows, laminate flooring, phone/tv point, wall mounted electric heater, wall lights and spotlights. Open plan kitchen comprising a range of wall and base units, integrated fridge/freezer, integrated dishwasher, built-in oven, four ring hob with extractor hood over, sink with mixer tap and drainer, washing machine, spotlights and laminate flooring.

Bedroom One

17'3" x 10'11"

Full-height windows, carpeted flooring, wall mounted electric heater, wall lights and access to the en-suite shower room.

En-suite

Access is from the master bedroom, there is a step up to the shower room comprising WC, sink with mixer tap, shower attachment, fully tiled flooring and walls, extractor and spotlights.

Bedroom Two

13'3" x 11'10"

Full-height windows, carpeted flooring, wall heater and wall lights and spotlights.

Bathroom

7'5" x 7'1"

Three piece bathroom comprising bath with shower attachment over, WC, sink with mixer tap, tiled walls, tiled flooring and spotlights. Extractor fan.

Externally

Lifts to all floors. Communal gardens/courtyard.

Additional Information

Ground rent: £150 per year

Service Charge: £4,239.00

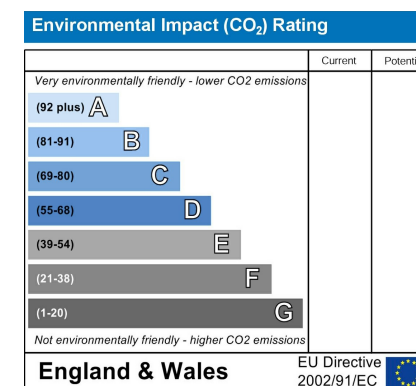
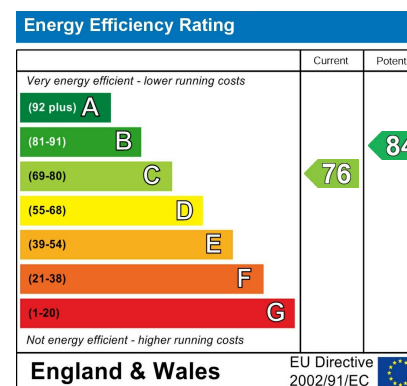
Lease: 250 years from 2006

Council Tax Band D

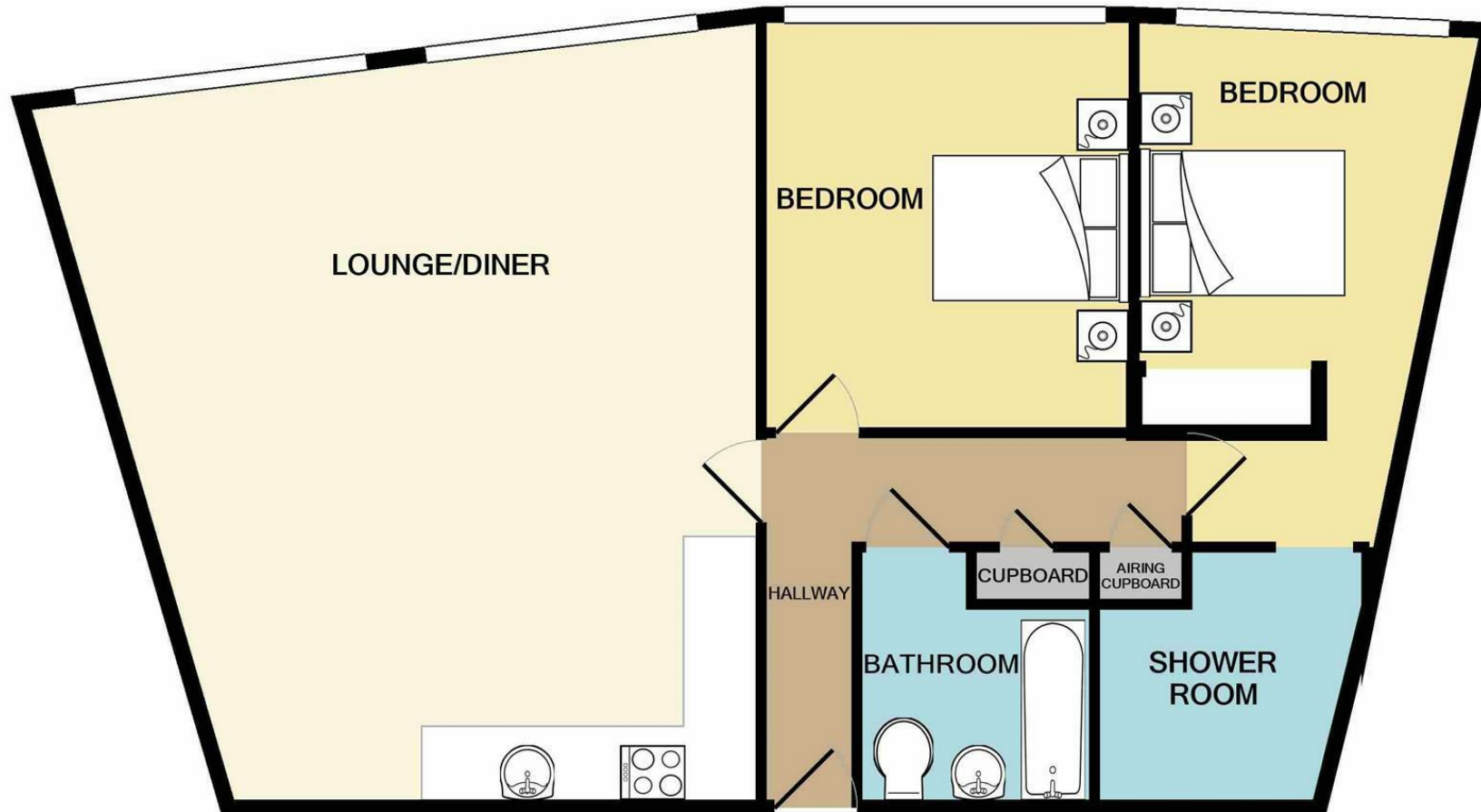
Managing Agent RMG

Agents Notes

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.







Measurements are approximate. Not to scale. Illustrative purposes only
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