



*Jordan fishwick*

Apt 25 Albion Works, Block E, M4 7AU  
£1,300 Per Month



## Albion Works 12 Pollard Street M4 7AU

£1,300 Per Month



### The Property


Available Early June. This 3rd floor furnished two bedroom apartment is located in Ancoats. Entrance hall with cupboard housing washer/dryer, open plan living room with laminate flooring and patio door leading to the full length balcony. The fully fitted kitchen has fridge/freezer, dishwasher, oven and hob. Main bedroom has wet shower room and the other bedroom is also a good sized double. Three piece suite with tiled walls and floor. Parking Included. Fully Furnished. Tax Band C. EPC Rating C.

**\*VIDEO/ PHOTO OFFERS NOT ACCEPTED - PLEASE BOOK AN IN PERSON VIEWING\***



- Available Early June
- 3rd Floor Apartment with Balcony
- Two Bedrooms
- Tax Band C
- EPC Rating C
- Furnished
- Parking included
- Close to City Centre
- Ancoats Location



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	77	83
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	





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