



# Apt 98 Albion Works, Block D, 12 Pollard Street, Ancoats, Manchester, M4 7AT

We are pleased to have for sale this incredibly spacious two bedroom duplex apartment, found on the sixth floor of the Albion works development, Ancoats. The property comprises of a spacious and welcoming entrance hallway on the lower floor leading to two double bedrooms with the master including a walk in wet room and a balcony. There is also a fully tiled gloss white family sized bathroom. To the upper level floor there is a very large open plan living/kitchen area with high gloss units and integrated appliances. A large balcony finishes off this amazing flat with great views across the city. Parking Included. NO ONWARD CHAIN. EWS1 FORM IN PLACE.

## Offers Over £255,000

### Viewing arrangements

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

#### Entrance Hallway

Laminate flooring. Spotlights. Two Storage cupboards, Hot Water Storage, Staircase, Access to all rooms.

#### The Building

Situated in a lively area of Manchester, this apartment benefits from excellent local amenities, including shops, restaurants, and transport links, making it easy to explore all that the city has to offer. Whether you are looking to enjoy the vibrant nightlife or the cultural attractions, this location provides the perfect base.

#### Bedroom One

10'4" x 8'5"

Fitted carpets, spotlights, wall mounted electric heater, electrical power sockets, double glazed UPVC sliding door with access to the balcony through views onto communal court yard.

#### Wet Room

6'7" x 6'6"

Fully tiled wet room. Low level w/c. Sink with mixer tap. Rainhead mixer shower.

#### Bedroom Two

13'10" x 7'9"

Fitted carpets, spotlights, wall mounted electric heater, electrical power sockets, double glazed UPVC window with amazing views onto the communal court yard and Manchester city centre

#### Bathroom

8'7" x 6'3"

Gloss white fully tiled bathroom suite, white enamel bath with shower and mixer, low level W/C. hand wash basin with mixer tap, heated towel rail.

#### Stairs To Upper Level

## Kitchen

15'7" x 8'8"

High gloss fitted wall and base kitchen units with complimentary worktops. Cooker with hob and extractor over, integrated fridge/freezer and dishwasher, electrical heater, spotlight. Open to-

## Lounge

16'6" x 13'10"

Laminate flooring, spotlights and ceiling light. TV and telephone point, storage cupboard. Access to balcony with stunning views of Manchester city centre.

## Externally

Benefiting from a balcony and a parking space

## Additional Information

Service Charge -£3,318.88

Ground Rent - £150.00

Lease 250 Years from 2003

Managing Agent - Living

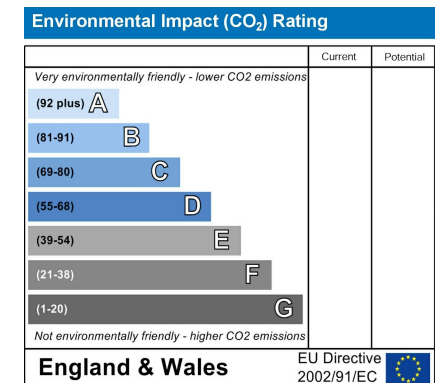
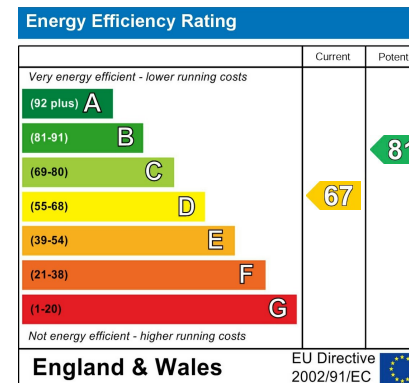
EPC Rating - D

Council Tax - C

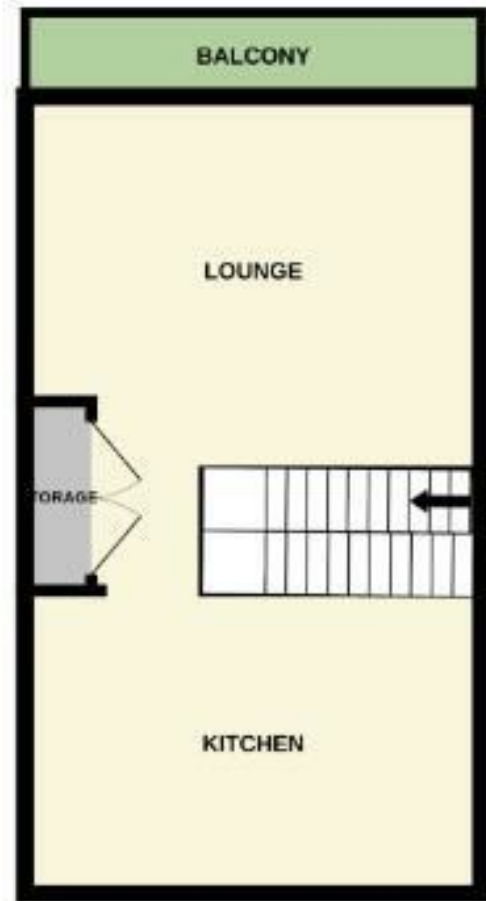
## Agents Notes

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.

## Disclaimer







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.

Offices at: Chorlton, Didsbury, Disley, Hale, Glossop, Macclesfield, Manchester Deansgate, Manchester Whitworth Street, New Mills, Sale, Wilmslow and Withington

245 Deansgate, Manchester, M3 4EN

0161 833 9499 opt 3

[manchester@jordanfishwick.co.uk](mailto:manchester@jordanfishwick.co.uk)

[www.jordanfishwick.co.uk](http://www.jordanfishwick.co.uk)

