



## Albion Mill, New Islington - Asking Price Of £210,000

**\*VIDEO VIEWING AVAILABLE\* \*INVESTORS ONLY\***

This two bedroom property is located within the converted Albion Mill development in the heart of New Islington. Positioned on the second floor this property benefits from large windows and high ceilings which give a bright and spacious feel throughout. The property has an open plan living/dining area which has an open brick feature wall and two large windows looking onto the communal courtyard below. The kitchen is fully fitted and has integrated appliances and a breakfast bar. The master bedroom benefits from an ensuite wet room. There is also a good-sized second double bedroom and a main three piece modern bathroom.

Albion Mill is located just across from the New Islington Metrolink stop, providing transport links around and out of the city centre. Piccadilly, the Northern Quarter and Ancoats are also a short walk away putting you within reach of plenty of bars, shops and restaurants.

- Two Double Bedrooms
- Two Bathrooms
- Conversion
- Original Features
- High Ceilings
- Minutes to New Islington Metrolink
- Close to Piccadilly & Northern Quarter
- Second Floor



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## GENERAL

Rental Yield: 6.3% (Based on expected rental of £1100pcm)  
Service Charge: £1934.32 pa  
Ground Rent: £207 pa  
Lease: 250 years from 01.01.2003  
Council Tax Band: D, Aprx £1646.02 pa  
Management Company: RMG Living  
Tenancy in place until 20.03.2020 paying £1075pcm

## HALLWAY

Laminate flooring, wall heater, storage cupboard, column feature and spotlights.

## LIVING ROOM

Open plan living room comprising high ceilings, two large double glazed windows, laminate flooring, open brick feature wall, wall heater, phone/tv point and spotlights.

## KITCHEN

Open plan kitchen comprising a range of wall and base units, built-in microwave and oven, Belfast sink with mixer tap, four ring hob with extractor over, integrated dishwasher, washing machine, American fridge/freezer, breakfast bar, under-unit lighting, frosted window to communal area, laminate flooring and spotlights.

## MASTER BEDROOM

Large double glazed window, high ceilings, carpeted flooring, wall heater, spotlights and access to wet room.

## WET ROOM

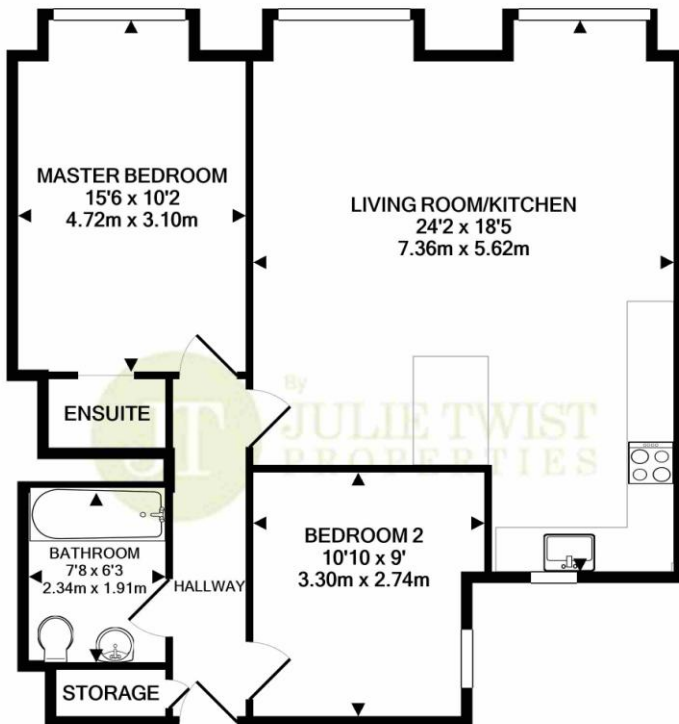
Accessed via the master bedroom, the fully tiled wet room has a shower attachment and WC, spotlight and extractor.

## BEDROOM 2

Frosted window to communal area, carpeted flooring, wall heater and spotlights.

## BATHROOM

Three piece bathroom comprising bath, WC, wash hand basin with mixer tap, partially tiled walls, tiled flooring, extractor and spotlights.



TOTAL APPROX. FLOOR AREA 773 SQ.FT. (71.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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