



Albion Works, Pollard Street, Manchester – Offers over £200,000

Julie Twist Properties welcomes this two bedroom apartment, located within block D of the Albion Works development in New Islington. Positioned on the 1st floor, this property offers a great-sized living/dining area which leads out onto the full length balcony, an open plan kitchen with integrated appliances; two good-sized double bedrooms with an ensuite wet room to the master plus a three piece main bathroom. This property also benefits from a secure allocated parking space.

Albion Works has an EWS1 in place with an A1 rating.

The Albion Works development is located just off Great Ancoats Street and is only a few minutes' walk to the New Islington Metrolink stop providing easy access around and out of the City Centre. The Northern Quarter and Piccadilly are also only a short walk away putting you within reach of plenty of bars, shops, cafes and restaurants!

- Two Double Bedrooms, One Ensuite
- Large Full Length Balcony
- Secure Underground Parking
- First Floor
- No Onward Chain
- Minutes' Walk to Piccadilly
- EWS1 in Place - A1 Rating
- Close to Northern Quarter



GENERAL

Rental Yield: 7.6% based on an estimated rental income of £1400pcm.
Service Charge: £2742 per annum
Ground Rent: £150
Lease: 250 years from 2006
Floor Area: 645 sq.ft / 59.9 sq.m
Council Tax Band: C - £1750.66
Management Company: RMG

HALLWAY

Laminate flooring, wall mounted heater, intercom entry phone, cupboard housing the boiler and plumbing for washing machine and spotlights.

LIVING ROOM

Double glazed sliding doors onto the balcony, laminate flooring, wall mounted heater, phone/tv point, wall lights and spotlights.

KITCHEN

Open plan to the living area, the kitchen comprises wall and base units, space for a fridge/freezer, space for a dishwasher, circular sink, four ring hob with extractor over, built-in oven, laminate flooring and spotlights.

MASTER BEDROOM

Double glazed windows, carpeted flooring, wall mounted heater, spotlights, wall lights and entrance to the wet room.

WET ROOM

Accessed via the master bedroom, the wet room comprises shower attachment, sink with mixer tap, WC, tiled flooring, tiled walls, spotlight and extractor fan.

BEDROOM 2

Double glazed window, carpeted flooring, wall mounted heater and wall lights and spotlights.

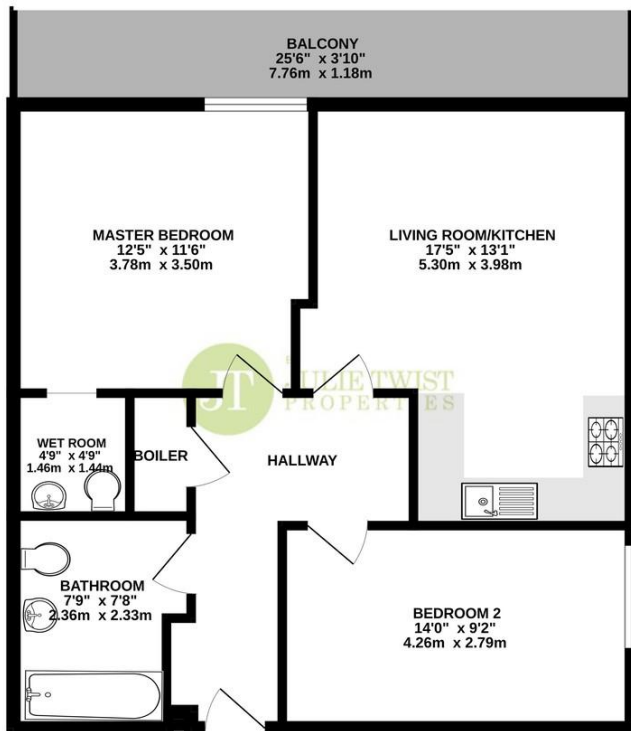
BATHROOM

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

PARKING

There is one secure underground parking space included in the sale of this property.

FIRST FLOOR
653 sq.ft. (60.6 sq.m.) approx.



TOTAL FLOOR AREA: 653 sq.ft. (60.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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