



Albion Works, New Islington, Manchester - Asking Price Of £270,000

Julie Twist properties are delighted to welcome to the market this duplex penthouse apartment in Albion Works, New Islington. The apartment comprises a bright and spacious open plan living and kitchen area which spans the entirety of the top floor and has access to a private wrap around balcony with south facing views stretching as far as the Peak District. There are also two generously sized bedrooms, one of which has an ensuite shower room and access to a second balcony. There is also a main three piece bathroom and plenty of storage cupboards throughout. This apartment comes complete with a secure, allocated parking space.

Albion Works benefits from a residents communal garden, a local shop, a on site concierge and Hetherington's cafe bar which is the perfect place to get to know your neighbours. Albion Works is just a stone's throw away from New Islington Marina, offering lovely waterside recreational space with cafes, restaurants and bars. New Islington Metrolink stop is just outside the development and Piccadilly train station is only a 10 minute walk. There are plenty of eateries, shops and leisure facilities to explore within the nearby popular areas of Ancoats and the Northern Quarter too.

- Two Double Bedrooms
- Secure Allocated Parking
- Top Floor Duplex
- Two Bathrooms
- South Facing Balconies
- Lift Access
- EWS1 in Place
- New Islington Location

GENERAL

Rental Yield: 6.7% (Based on expected rental price of £1500pcm)
 Service Charge: £3192.20 per annum (includes Building Insurance)
 Ground Rent: £150 per annum
 Ground Rent Escalation: N/A
 Lease: 250 years from 1 January 2003
 Square Footage: 840 sq.ft / 78 sq.m (approx)
 Council Tax Band: C
 Management Company: Residential Management Group (RMG)
 EWS1 A2 Rated

HALLWAY

Laminate flooring, spotlights, open storage, access to cupboard housing the boiler and with plumbing for a washing machine and wall mounted heater.

BATHROOM

Accessed via the hallway, a three piece bathroom comprising bath with shower attachment over, WC, sink with mixer tap, tiled walls, tiled flooring, extractor and spotlights.

BEDROOM 1

Double glazed window and sliding door leading onto a private balcony, carpeted flooring, wall mounted heater, spotlights and wall lights and entrance to the ensuite.

ENSUITE

Accessed via bedroom 1, the ensuite comprises of a walk-in shower, WC, sink with mixer tap, tiled walls, tiled flooring, extractor and spotlights.

BEDROOM 2

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

LIVING ROOM

Double glazed windows and sliding door leading onto a private wrap around balcony, laminate flooring, wall mounted heater, phone/TV point, spotlights and wall lights.

KITCHEN

Open plan to the living area, the kitchen comprises wall and base units, integrated fridge/freezer, integrated dishwasher, built-in oven with four ring hob and extractor over, stainless steel sink with mixer tap and drainer, laminate flooring, spotlights and extractor.

PARKING

The property benefits from a secure allocated car parking space.

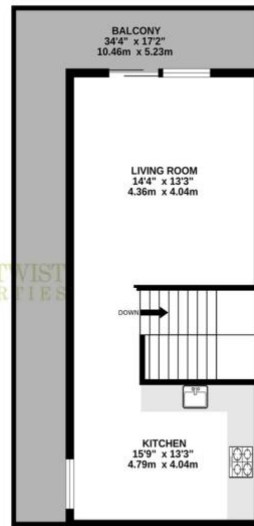
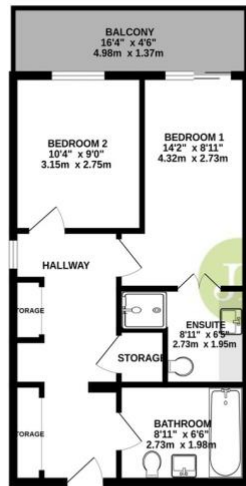
OUTSIDE SPACE

The property has a private balconies on both levels of the duplex. The top floor has a wrap around balcony and both balconies have south facing views which stretch as far as the Peak District.



SIXTH FLOOR
442 sq.ft. (41.1 sq.m.) approx.

UPPER FLOOR
397 sq.ft. (36.5 sq.m.) approx.



TOTAL FLOOR AREA: 840 sq.ft. (78.0 sq.m.) approx.

While every effort has been made to ensure the accuracy of the floorplans, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or misstatement. The 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 is given in relation to their quantity or efficiency over time.

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