



## Albion Works, Pollard Street - Asking Price Of £195,000

Julie Twist Properties welcomes to the market this duplex apartment, located within Block E of the Albion Works development in New Islington. Positioned on the 5th and 6th floors, this property offers a fully fitted kitchen with integrated appliances, which is open plan to a spacious living/dining area. There is a large double bedroom on the 5th floor, as well as a three piece bathroom suite. Private balconies can be accessed via both floors which benefits from both the morning and some evening sun, meaning it is the perfect space to enjoy your morning coffee or an evening drink to finish your day!

Albion Works is just a stone's throw away from New Islington Marina, offering lovely outside recreational space with cafes, restaurants and bars. New Islington Metrolink stop is only a short walk away, and Piccadilly train station is within a 10 minute walk. There are plenty of cafés, bars, restaurants and shops to explore within Ancoats, New Islington and the Northern Quarter too.

- Duplex Apartment
- Large One Bedroom
- Two Balconies
- Top Floor Position
- Secure Development
- 5 Minutes Walk From Cutting Room Square
- New Islington Location
- Short Walk to New Islington Marina



**GENERAL**

Rental Yield: 7.2% based on an estimated rental income of £1200pcm.  
 Service Charge: £3084 per annum approx  
 Ground Rent: £150 per annum  
 Lease: 250 years from 1 January 2003  
 Floor Area: 685 sq.ft / 63.6 sq.m  
 Council Tax Band: C  
 Management Company: RMG

**HALLWAY**

Wooden flooring, intercom entry system, access to a storage cupboard and spotlights.

**LIVING AREA**

Double glazed floor to ceiling windows with sliding doors leading to the second balcony, wooden flooring, wall mounted heater, phone/tv point, spotlights and wall lights and access to a storage cupboard housing the boiler and with plumbing for a washing machine.

**KITCHEN**

Open plan to the living area, the kitchen comprises wall and base units, integrated fridge/freezer, integrated dishwasher, integrated oven with four ring hob and extractor over, wooden flooring and spotlights.

**BATHROOM**

A three piece bathroom comprising bath with shower attachment over, WC, sink with mixer tap, extractor, spotlights, tiled flooring and partially tiled walls.

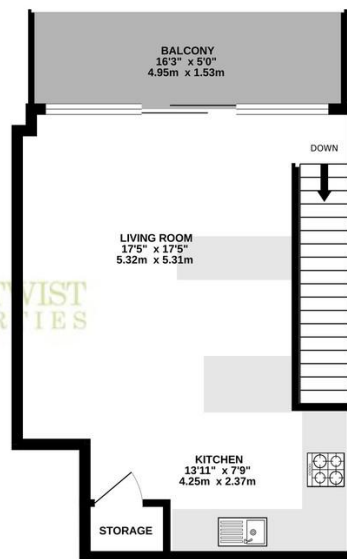
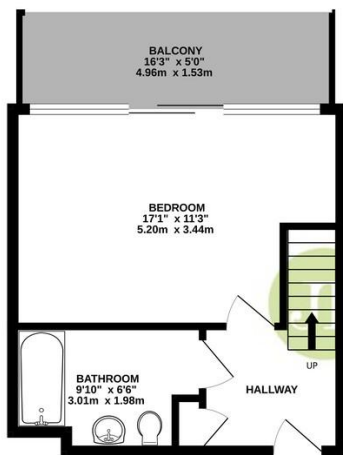
**BEDROOM**

Carpeted flooring, spotlights and wall lights, double glazed floor to ceiling windows with sliding door leading onto a full length balcony.



5TH FLOOR  
301 sq.ft. (27.9 sq.m.) approx.

6TH FLOOR  
384 sq.ft. (35.7 sq.m.) approx.



TOTAL FLOOR AREA : 685 sq.ft. (63.6 sq.m.) approx.

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