



Albion Works, Pollard Street, New Islington, Manchester

Asking Price Of £270,000

Julie Twist Properties welcome to the market this duplex penthouse apartment in Albion Works, New Islington. The apartment offers a 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 views stretching across the city. 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 too.

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 Penthouse Apartment
- Two Double Bedrooms
- Two Bathrooms
- Secure Underground Parking Space
- Two Balconies (One Wrap Around)
- Short Walk To Cutting Room Square
- New Islington Location
- Short Walk to New Islington Marina

GENERAL

Rental Yield: 7.38% (Based on expected rental price of £1600pcm)
 Service Charge: £3259.64 per annum (Buildings Insurance Included)
 Ground Rent: £150 per annum
 Ground Rent Review Period: N/A
 Lease: 250 years from 1 January 2003
 Square Footage: 963 sqft / 89.5 sq.m (approx)
 Council Tax Band: C (£1838.44 per annum)
 Management Company: Residential Management Group (RMG)
 EWS1 A1 Rated
 No onw ard chain!

HALLWAY

Laminate flooring, spotlights, access to two storage cupboards, one of which has plumbing for a washing machine and houses the boiler and wall mounted heater.

LIVING AREA

Double glazed windows and sliding door leading onto a large 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.

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. The shower has been finished with a bespoke Porcelanosa shower door that has been designed to also act as a bathroom door, allowing those in the bathroom to see into the bedroom, while maintaining complete privacy from the bedroom.

BEDROOM 2

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

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.

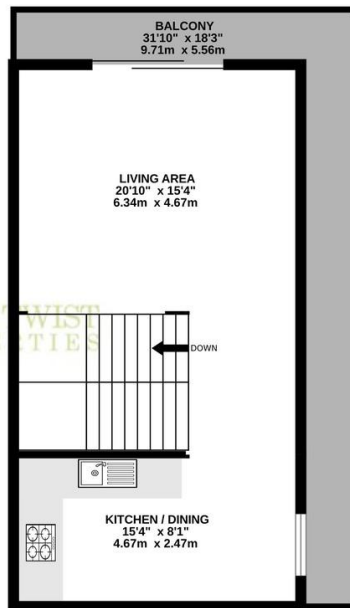
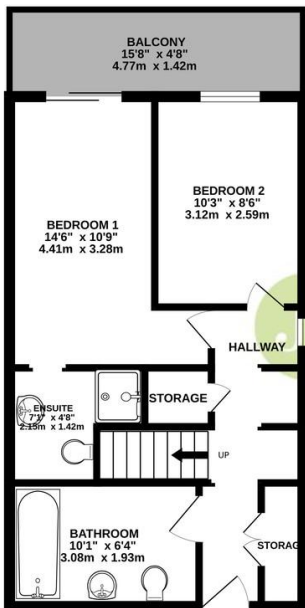
OTHER

This apartment comes complete with two private balconies, one of which is a wraparound balcony and access to a secure, communal garden. There is also one secure underground parking space included.



6TH FLOOR

UPPER LEVEL



TOTAL FLOOR AREA: 963sq.ft. (89.5 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		