



Albion Works, Apt Block E,

Pollard Street, Manchester, M4 7AU

- Huge Top Floor One Bedroom DUPLEX Apartment
- Large Open Plan Living Area With Floor To Ceiling Windows
- Two Large Private Balconies
- Spacious Double Bedroom With Floor To Ceiling Windows
- Integrated Kitchen
- Just Minutes From Piccadilly Station & New Islington Tram Stop

Price £155,000 Leasehold

Granite Lettings & Property Management are pleased to present this huge one bedroom DUPLEX apartment in the popular Albion Works development, situated just a stone's throw from Piccadilly Station and just a few minutes walk away from the trendy bars and restaurants of Manchester's bohemian Northern Quarter and Ancoats district. Inside, this spacious top floor apartment briefly comprises; spacious open plan living area with huge floor to ceiling windows and large private balcony. One large double bedroom with additional private balcony, family bathroom and fully integrated kitchen. The development is well located, just seconds away from New Islington tram stop, the Northern Quarter and Ancoats districts are both under a 10 minute walk away.

The property also boasts as an excellent investment opportunity. The property is currently occupied on a fixed AST until the 7th October 2025. Current rent valuation is £1150 pcm.

**EWS1 IN PLACE**

Leasehold: 78 years remaining.

Annual Service Charge £4376.20.per annum

Ground Rent: £150 per annum

Building Management Company is Residential Management Group

Council Tax Band C - £1940.46 - Manchester City Council [Prices correct as of 2025/2026 - please always refer to the council website]

**Living Room 18'10" (5.74m) x 17'5" (5.31m)**

Laminate floor, tv / sat points, sliding patio door leading to large full length balcony.

**Bedroom 1 11'10" (3.61m) x 17'5" (5.31m)**

Fitted carpet, tv / sat points, sliding patio door leading to large full length balcony.

**Bathroom 6'8" (2.03m) x 9'11" (3.02m)**

3 piece family bathroom with shower over bath, shower screen, fully tiled. Heated tower rail.

**Kitchen**

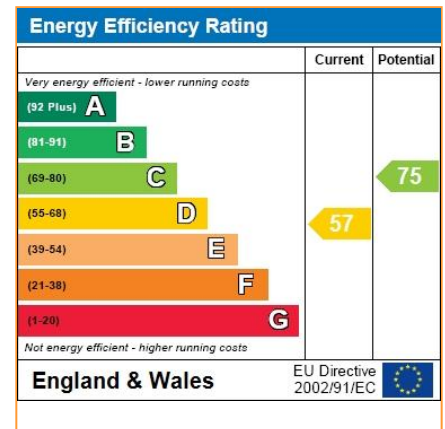
Laminate floor, electric oven, ceramic hob, extractor hood, integrated fridge freezer, dishwasher.

**Ground rent**

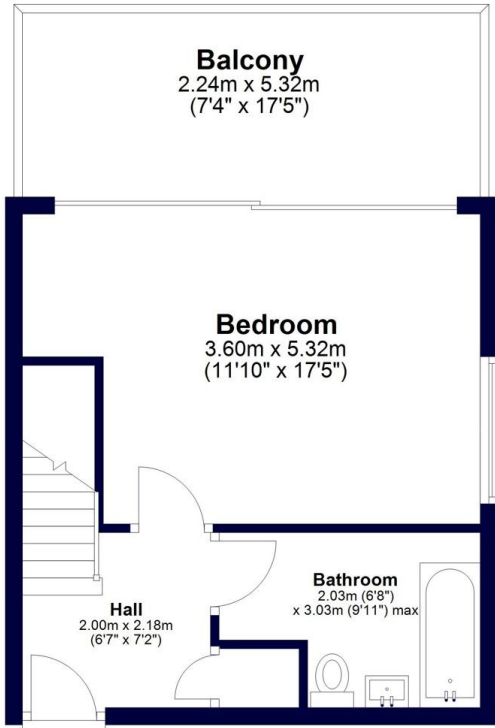
£150

**Service Charge**

£4,376



### Ground Floor



### First Floor

