



1 Bedroom Apartment with lift

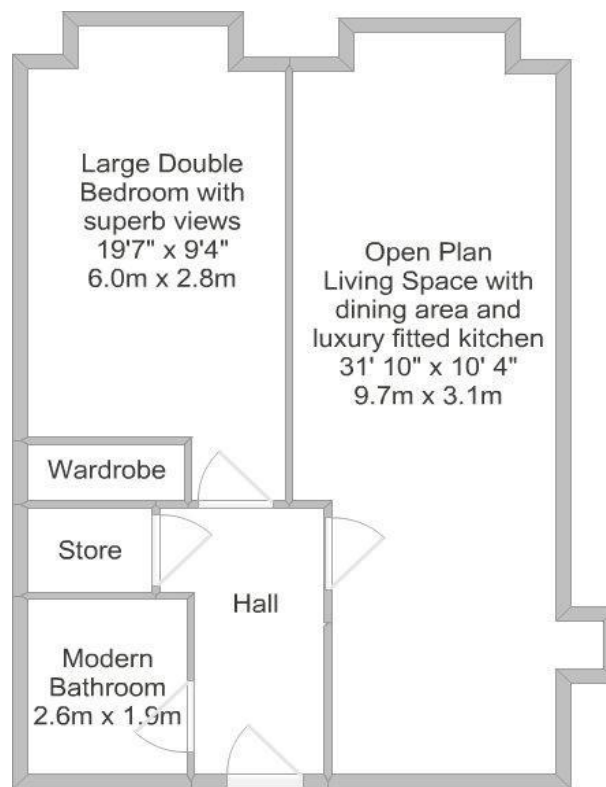
£140,000

Albion Mill, Pollard Street

Manchester, M4 7AJ



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Set in a spectacular mill conversion, this modern loft-style apartment has some stunning urban views out to Ashton Canal and the architectural landmarks of the area.

Just arriving at the apartment is an event in itself, this historic building has a wealth of industrial features and impressive architecture to admire before you even reach the front door!

The entrance hall leads into a very large open-plan living space, containing a lovely kitchen with integrated appliances, a dining area and lounge, all bathed in natural light from the grand picture window that offers those fabulous views over the city. Into the large double bedroom, and the views continue, lush green parkland leads over to the canal basin and the regenerated industrial area of New Islington. A modern, fully-tiled bathroom completes our tour of this 600 sq. ft. property.

The apartment is leasehold, on a 250 year lease, with ground rent of £150 per annum and service charges of approximately £800 per annum. All the furniture and fittings that can be seen in the pictures are included in the sale.

13 Albion Mill has been successfully let from the completion of the conversion, and the regeneration of the area and recent addition of a tram link to the city centre will only add to its potential as an investment. Alternatively this property would make a superb starter home or lock-up-and-leave city base. Call today to make your appointment to view.

Surroundings

Albion Mill is in the much-regenerated New Islington area of Manchester, opposite the New Islington tram station. New shops, restaurants and amenities are opening throughout the area to add to the existing commercial area of nearby Great Ancoats Street. The renovated Ashton Canal and Marina are visible from the apartment, providing another vibrant urban area of cafes and eateries.

Services

The property is connected to mains gas, water, electricity and drainage. A video entry system is in place to provide security to the access points of the building. Fibre broadband is available in the area, with speeds of up to 76Mb. In addition to the tram link directly outside the building the 216 bus service links Pollard Street to Piccadilly Station and beyond.

Directions

By car from Manchester city centre: Take the A56 Deansgate to the Deansgate Interchange, then turn left onto the A57(M). Continue for 2 miles and then turn right onto Pollard Street. Turn immediately right into the Ibis Hotel/Costa Coffee car park and park. Walk back out to Pollard Street and turn right into Albion Mill car park. The entrance to Albion Mill is on your left.

By tram from Manchester city centre: Take the tram from Deansgate towards the Etihad Academy, leave the tram at New Islington. Albion Mill is directly outside the Pollard Street exit from the station. Walk down Pollard Street to the end of Albion Mill and turn left into the car park. The entrance is on your left.

Energy Efficiency Rating: D

Tenure: Leasehold

Council Tax Banding: C

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