

**Auction**

## 2 bed apartment to buy in M4

Pollard Street, Manchester, Greater Manchester, M4 7AJ

**£175,000** Starting Bid

🛏 x2 🪑 x2 🚿 x1

Tenure

**Leasehold**

## Property features

- ✓ Being Sold via Secure Sale online bidding. Terms and Conditions
- ✓ Spacious Accommodation
- ✓ Second Floor Position
- ✓ Two Double Bedrooms
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band D
- ✓ EPC Rating: D
- ✓ Heating supply: Electric

## Description

A wonderful two bedroom apartment forming part of a highly sought after grade II listed conversion just off Great Ancoats Street which stands alongside of a cluster of modern and period residential developments close to New Islington Tram Station, Ancoats Urban Village and the Northern Quarter.

The well presented property is located on the second floor and offers double height ceilings as well as large mill windows allowing an abundance of natural light to flood the property.

The accommodation briefly comprises, entrance hallway, spacious open plan living room with dining area, kitchen with appliances, two double bedrooms, wet room and bathroom suite.

Being sold with a sitting tenant paying £1100pcm

EPC rating - D.

Council Tax Band: D

Tenure: Leasehold

Length of Lease: 229

Annual Ground Rent Amount: £207.00

Annual Service Charge Amount: £3,100.00

Price: Starting Bid £175,000

Property Type: Apartment

Construction materials: Brick and block

Risk of floods and or erosion: No

Flooded in last 5 years: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

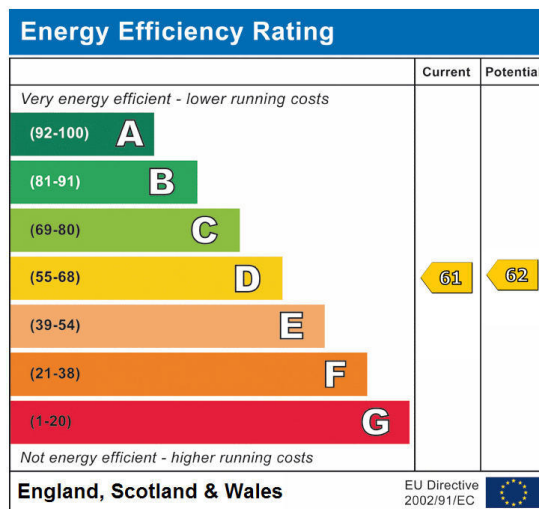
Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Heating: Electric



Pollard Street, Manchester, Greater Manchester, M4 7AJ

Contact your local branch today for more information on this property:  
**G&T Properties Dudley Road, Brierley Hill, West Midlands, DY5 1HA,**  
<https://www.gandtproperties.co.uk/>

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

