



**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

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	61	62
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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