



## 1 bed apartment to buy in M4

Poland Street, Manchester, Greater Manchester, M4 6BR

**£135,000** Starting Bid

 x1  x1  x1

Tenure

**Leasehold**

Allocated parking

## Property features

-  Being Sold via Secure Sale online bidding. Terms and Conditions
-  Cash Buyers Only
-  Spacious One Bedroom Apartment
-  Sold with Sitting tenant £990pcm
-  EPC Rating B

## Key Information

- ✓ Council Tax: Band B
- ✓ EPC Rating: B
- ✓ Heating supply: Electric
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: ADSL copper wire
- ✓ Mobile signal: Good

## Arrange a viewing

Abigail Hall  
Branch Manager  
North West Auction

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

CASH BUYERS ONLY

This bright one bedroom apartment is located close to the vibrant Northern Quarter just off Oldham Road in the highly sought after Ancoats region.

It offers a corner aspect position and is a short walk from a selection of restaurants and bars nestled in between the Victorian Mill conversions within Ancoats Urban Village.

Situated on the third floor, the well presented accommodation briefly comprises; entrance hall, open plan living room with Juliette balcony, modern fitted kitchen, double bedroom with fitted wardrobe and a three piece bathroom suite.

EPC Rating (B)

Council Tax Band: B

Tenure: Leasehold

Length of Lease: 986

Annual Ground Rent Amount: £292.00

Annual Service Charge Amount: £1,897.00

Price: Starting Bid £135,000

Property Type: Apartment

Parking: Allocated

Year built: 2012

Construction materials: Brick and block, Insulated concrete framework

Roofing type: Flat

Known property issues: Unsafe cladding, At-risk wooden decking for external structures

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: 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

Restrictions: No

Required access: No

Heating: Electric

Electric: National Grid

Water: Direct mains water

Water meter: Yes


Sewerage: Standard UK domestic

Air conditioning: No

Broadband: ADSL copper wire

Mobile signal coverage: Good



| Energy Efficiency Rating                           |   |           |
|--|---|-----------|
|  | Current   | Potential |
| <i>Very energy efficient - lower running costs</i> |   |           |
| (92-100) <b>A</b>                                  |   |           |
| (81-91) <b>B</b>                                   | 81  | 86        |
| (69-80) <b>C</b>                                   |   |           |
| (55-68) <b>D</b>                                   |   |           |
| (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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Contact your local branch today for more information on this property:

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