


## 1 bed apartment to buy in M4

Poland Street, Manchester, Greater Manchester, M4 6BR

# £135,000 Starting Bid

x 1 x 1 x 1

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
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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

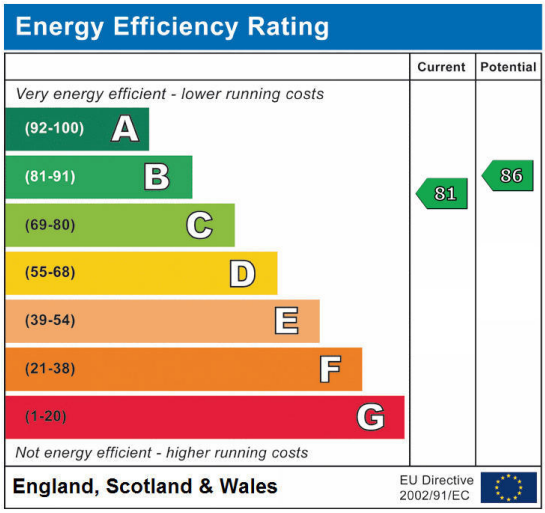
Sewerage: Standard UK domestic

Air conditioning: No

Broadband: ADSL copper wire

Mobile signal coverage: Good






Poland Street, Manchester, Greater Manchester, M4 6BR

Contact your local branch today for more information on this property:

**Keith Pattinson Silverlink, Wallsend, Tyne and Wear, NE28 9NY, Tel: 0191 7371 168, northwest@pattinson.co.uk, www.pattinson.co.uk**

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