



Apartment 45 Albion Works, 12 Pollard Street,  
**£2,550 Per Month**



**\*\* TWO SECURE ALLOCATED PARKING SPACES \*\* DEPOSIT FREE OPTION AVAILABLE \*\*** Available Immediately. Part Furnished. This stunning two bedroom duplex apartment forms part of a highly sought after grade II listed conversion off Great Ancoats Street and is one of only a few with a large private terrace and two secure parking spaces. The building stands alongside a cluster of modern and period residential developments close to New Islington Tram Station, Ancoats Urban Village and the Northern Quarter. It offers a communal courtyard with a secure residents car park beneath accessed via fob entry system. The unique property is located on the top (third) floor and offers double height ceilings. It has been upgraded to a high standard throughout with no expenses spared and is a fantastic apartment for both entertaining and relaxing. Viewings essential. EPC rating (C) Council tax band (D)

- Stunning Top Floor Duplex Apartment
- Part Furnished Accommodation
- Deposit Free Option Available
- Short Walk from New Islington Metrolink Station & Piccadilly Train Station
- Popular Mill Conversion Close to Ancoats Urban Village & Northern Quarter
- Large Private Terrace with Impressive Views
- Two Secure Allocated Parking Spaces
- Luxury Bathroom & En Suite Shower Room
- High Specification Interior
- Bright Corner Aspect Position with Double Height Ceilings

