

## **Albion Works Pollard Street, Manchester, M4 7AJ**

**Asking price £156,000**

CityRise are pleased to present this impressive 2-bedroom apartment located in the desirable Manchester area. With its prime location, modern design, and excellent potential for rental income, this property offers an unrivaled investment opportunity.

The apartment boasts a generous, well-designed floor plan, offering plenty of space for comfortable living. Featuring two bedrooms, one with en-suite, a fully-equipped kitchen, a modern bathroom and an inviting living area, this apartment is perfect for young professionals or couples.

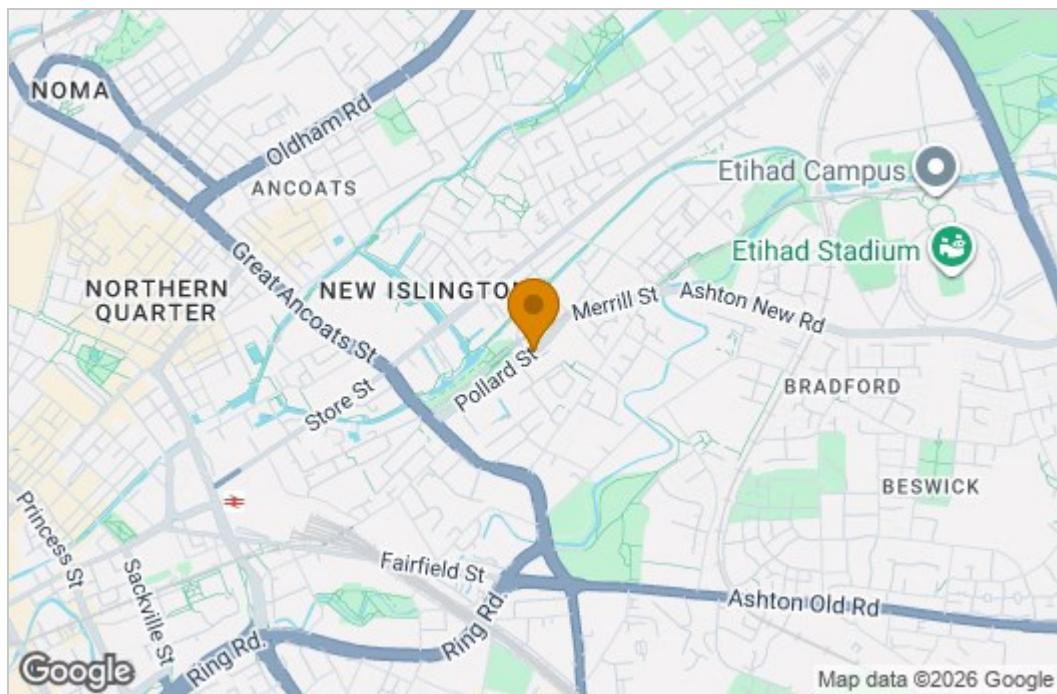
With its vibrant economy, thriving cultural scene, and growing population, Manchester is a city that continues to attract both domestic and international interest. The city's strong rental demand ensures a steady stream of tenants, making it an ideal location for buy-to-let investments.

Please do not hesitate to contact us for more information.



## Floor Plan

## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		

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