



## 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

## 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:

**235 Church Street, Blackpool, Lancashire, FY1 3PB, <http://www.kenricksestateagents.co.uk/>**

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