



**12, Pollard Street,
Manchester,
M4**

Offers in Excess of £200,000

bettermove

12, Pollard Street, Manchester,

Bettermove are proud to present this 2 bedroom apartment in New Islington, Manchester, available with no forward chain.

The property is currently tenanted and it will be sold with tenants in situ for immediate investment. Rental yields can be obtained through Bettermove.

The property benefits from double glazing, and electric throughout.

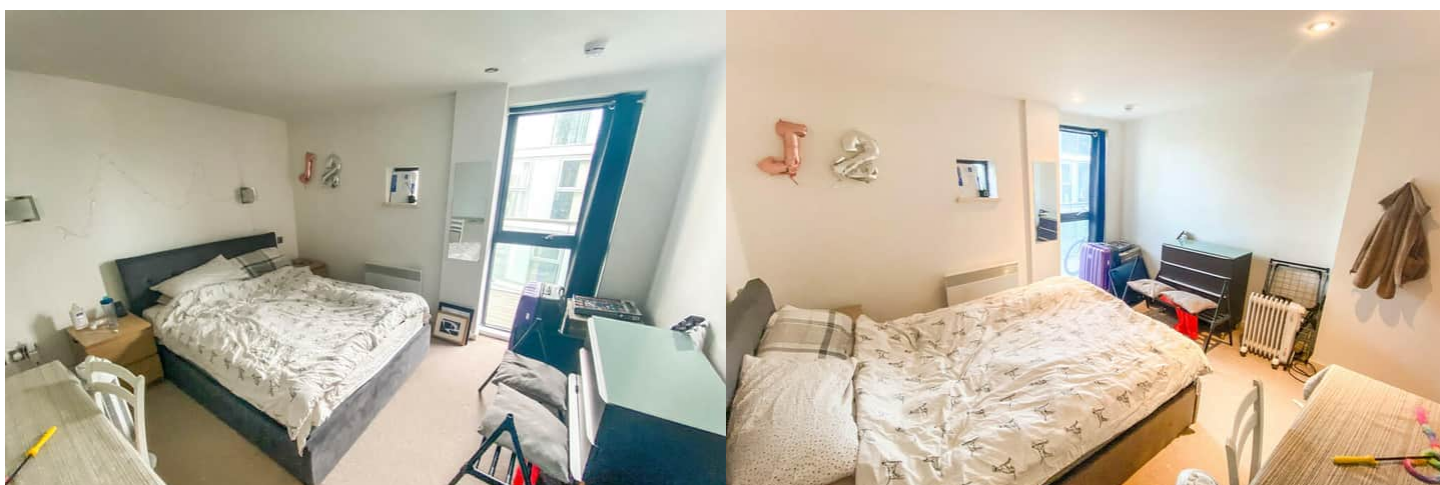
The council tax band is C.

This is a leasehold property with 247 years remaining on the lease; the ground rent is £150.00 per annum, and the service charge is approximately £2,500.00 per annum.

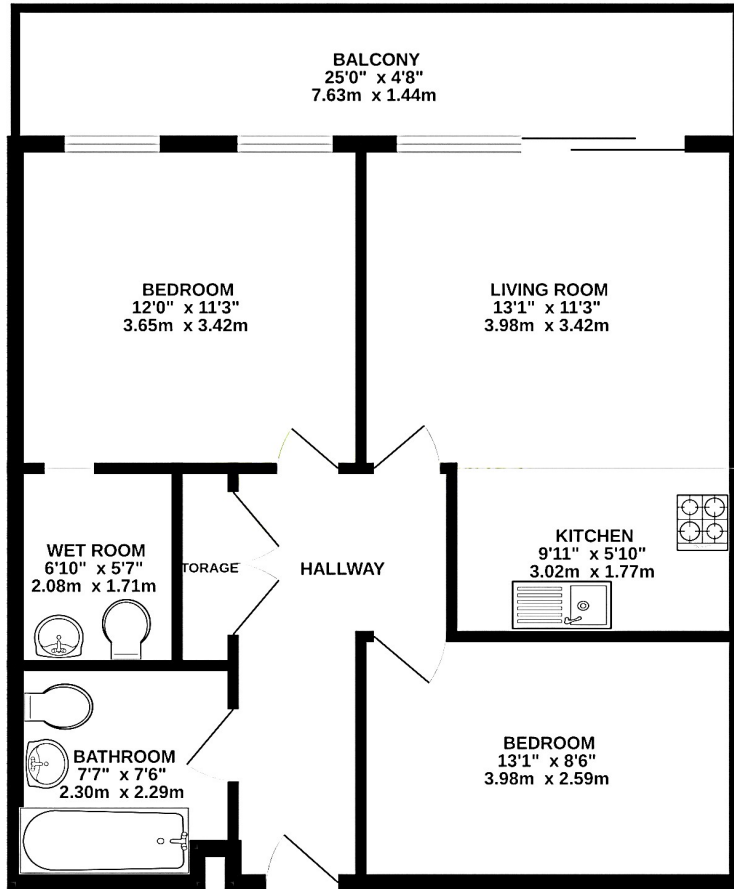
The interior of this beautifully presented, fifth floor property comprises a spacious living room, fitted kitchen, two double bedrooms, with the master bedroom benefitting from an en-suite wet room, alongside a family bathroom. The property further benefits from a large balcony, accessible via the living room and master bedroom, perfect for enjoying the summer months.

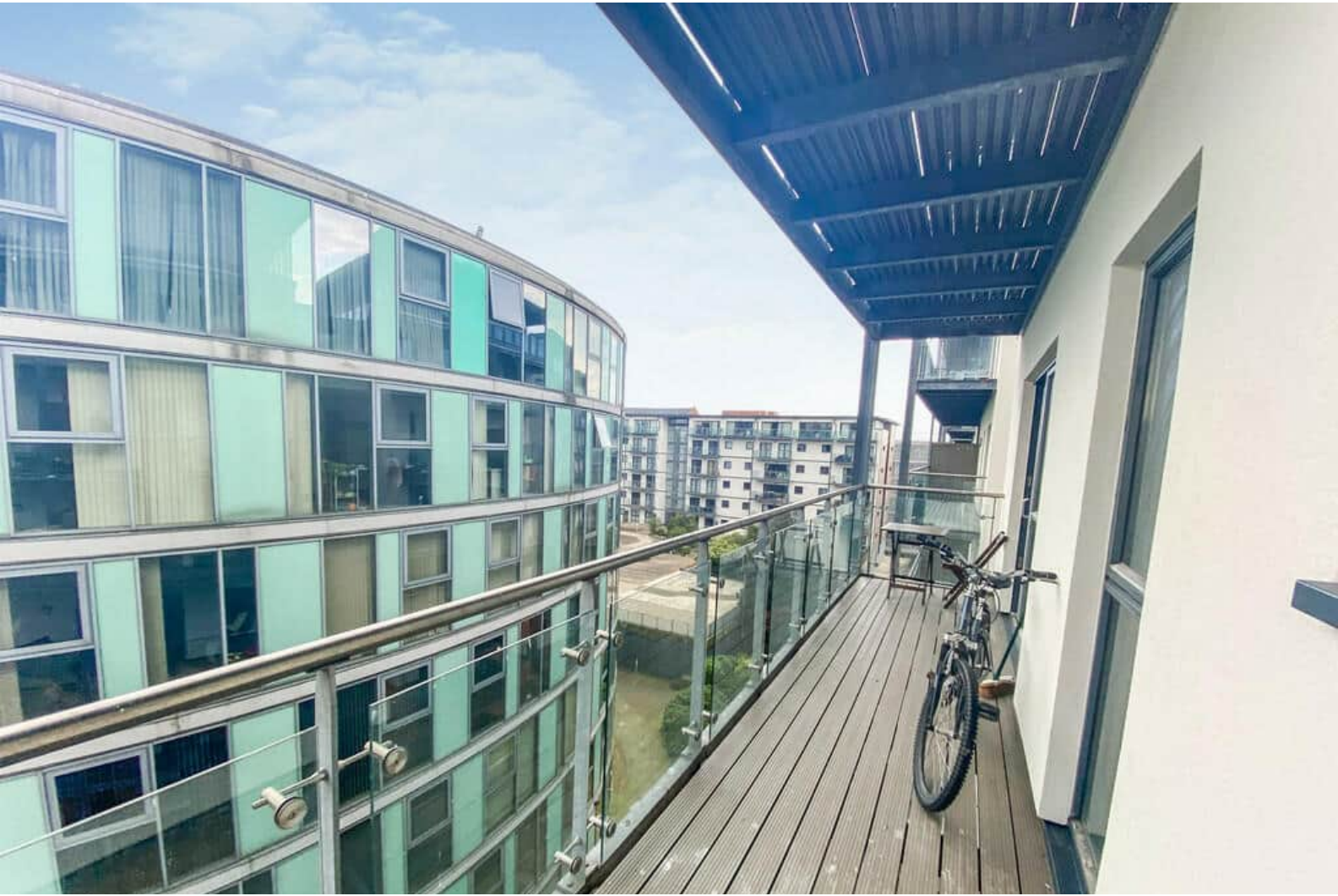
Located in the popular city of Manchester, the property is located just a short walk into Manchester City Centre, and the popular Northern Quarter, giving access to a variety of local amenities, such as shops, supermarkets, restaurants, bars, and pubs. Excellent transport connections can be found from New Islington tram stop, Piccadilly train station, and a variety of local bus routes.

This exciting opportunity should not be missed. All enquiries can be made through Bettermove.



637 sq.ft. (59.2 sq.m.) approx.





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