





# Apt 812 Barton Place, Green Quarter, 3 Hornbeam Way, Manchester, M4 4AU

Jordan Fishwick are pleased to offer for sale this immaculately presented two bedroom, two bathroom apartment in the very popular Green Quarter, M4. This 8th floor apartment has been beautifully kept by the current owners, and has had some updates to the bathrooms, giving the next lucky occupier the chance to move straight on in. Internally, the apartment briefly comprises of: entrance hall with storage cupboard which also houses the water tank, open plan living room/kitchen, sliding doors giving access to the large paved balcony, two double bedrooms, master with en-suite shower room, and a well appointed family bathroom. There is also ample storage space with a cupboard off the kitchen housing water tank. PET FRIENDLY! NO ONWARD CHAIN. POTENTIAL RENTAL INCOME £1400 PCM. SECURE ALLOCATED UNDERCROFT PARKING INCLUDED.

\*Mortgage buyers invited using the big 6 lenders. Cladding/fire safety remediation works are going to be covered by the developer - no costs for the leaseholders. Contact branch for more details\*.

## Price £220,000

### Viewing arrangements

Viewing strictly by appointment through the agent  
245 Deansgate, Manchester, M3 4EN 0161 833 9499 opt 3

#### Entrance Hall

Carpet. Spotlights. Wall mounted heater. Cupboard housing water tank.

#### Kitchen/Living Room

17'7" x 16'8"

Range of wall and base units with worktops over. Sink with mixer tap. Built in oven, and microwave above, integrated fridge/freezer. Hob with extractor over. Tiled flooring to kitchen area. Carpet. Spotlights. Wall mounted heater. Ceiling light. Storage cupboard housing washing machine. TV and telephone point. Access to balcony.

#### Bedroom One

12'7" x 10'8"

Carpet. Spotlights. Wall mounted heater. Ceiling light. Access to ensuite.

#### En-suite

Tiled shower cubical with mixer shower. Low level W/C. Floating sink with mixer tap over. Partially tiled. Heated towel rail. Shaver point.

#### Bedroom Two

10'11" x 10'5"

Carpet. Spotlights. Wall mounted heater.

## Bathroom

Bath with mixer shower over. Low level W/C. Floating sink with mixer tap over. Partially tiled. Heated towel rail. Shaver point.

## Externally

The property benefits from a large private roof terrace. Secure underground parking. Lifts to all floor. 24 hour security.

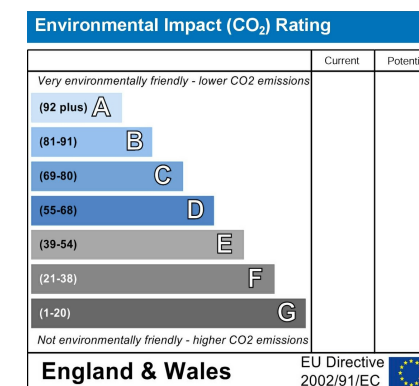
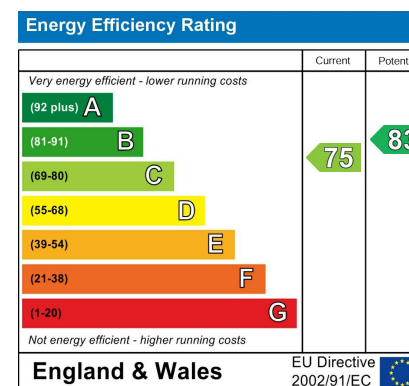
## Additional Information

Lease - 150 years from 2006

Service charges - £2524 per annum

Ground rent - £250 per annum

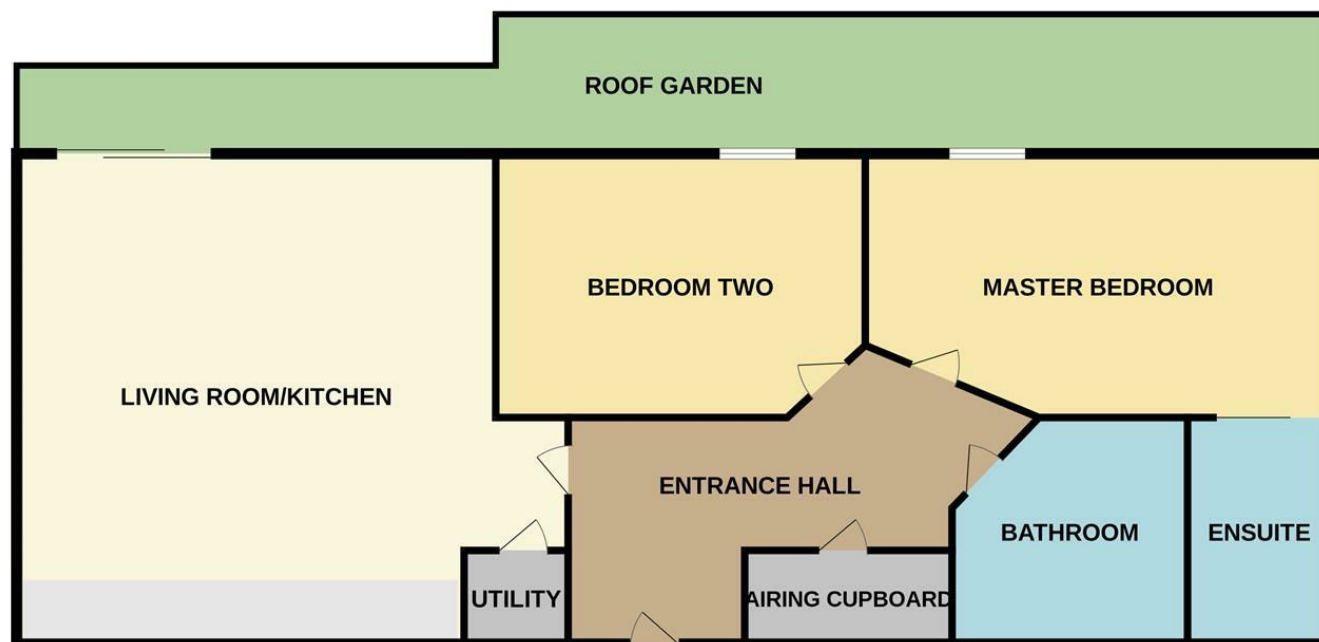
Managing agents - Living City







## 8TH FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only  
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