



Apt 815 Barton Place, Green Quarter, 3 Hornbeam Way, Manchester, M4 4AU

Jordan Fishwick are pleased to offer for sale this renovated 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 throughout including laminate flooring and smart heaters in all rooms, and a renovated kitchen. 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! 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.

Offers Over £230,000

Viewing arrangements

Viewing strictly by appointment through the agent

245 Deansgate, Manchester, M3 4EN 0161 833 9499 opt 3

Entrance Hall

Laminate flooring. Spotlights. Smart wall mounted heater.
Cupboard housing water tank.

Kitchen/Living Room

17'7" x 16'8"

Newly fitted range of wall and base units with worktops over.
Sink with mixer tap. Built in oven/grill, and
microwave/oven/grill above, integrated fridge/freezer.
Induction hob with extractor over. Laminate flooring.
Spotlights. Smart wall mounted heater. Ceiling light. Storage
cupboard housing washing machine. TV and telephone
point. Access to balcony.

Bedroom One

12'7" x 10'8"

Laminate flooring. Ceiling light. Smart wall mounted heater.
Ceiling light. Access to ensuite. Wardrobes, although not
fitted, will be included.

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"

Laminate flooring. Ceiling light. Smart wall mounted heater.
Wardrobes, although not fitted, will be included.

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.

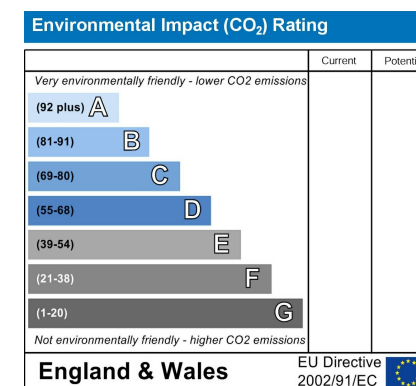
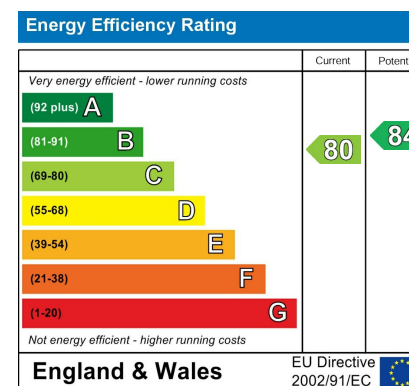
Additional Information

Lease - 150 years from 2006

Service charges - £2934 per annum

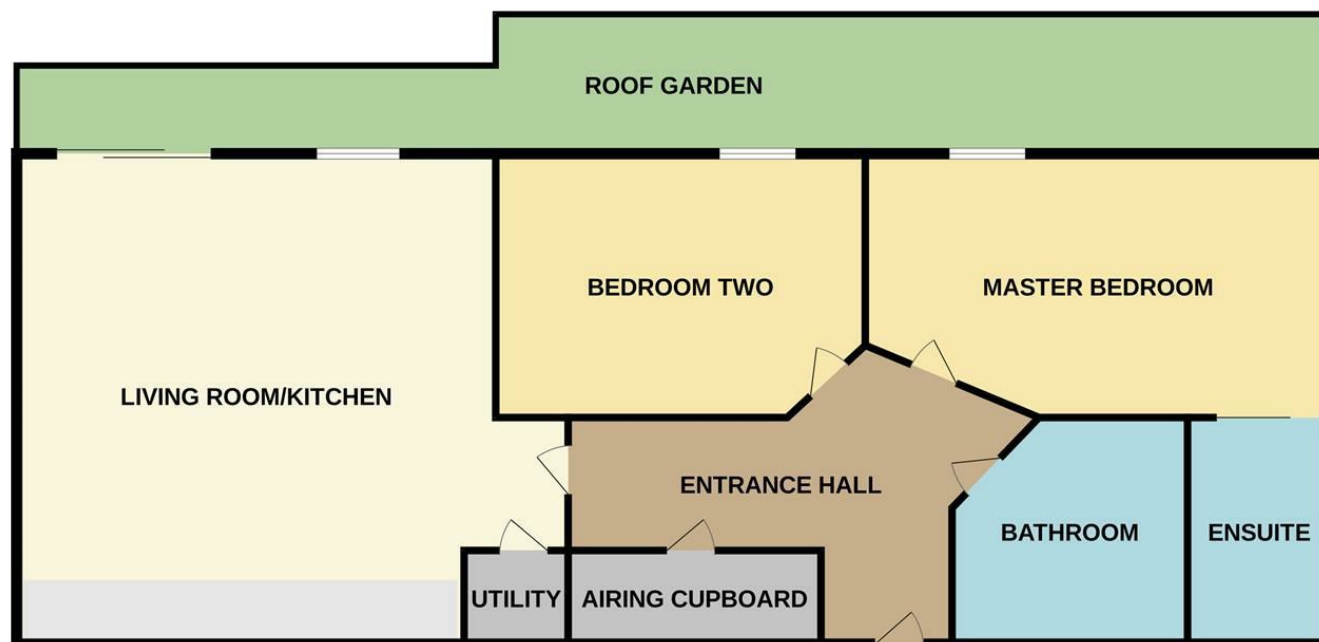
Ground rent - £250 per annum

Managing agents - Living City





8TH FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
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