



LORD STREET

Space for 50 yards



# Apt 10.2 Melia House, 19 Lord Street Block A, Green Quarter, Manchester, M4 4AX

Welcome to Melia House, a charming flat located at 19 Lord Street in the vibrant Green Quarter. This delightful property offers a perfect blend of comfort and convenience, making it an ideal choice for both first-time buyers and those looking to downsize.

Upon entering, you will find a spacious reception room that serves as the heart of the home, providing a warm and inviting space for relaxation and entertaining. The flat boasts two well-proportioned bedrooms, each designed to offer a peaceful retreat at the end of the day. With two modern bathrooms, you will enjoy the luxury of ample facilities, ensuring that morning routines are a breeze.

## Price £185,000

### Viewing arrangements

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

### The Building

The property also includes parking for one vehicle, a valuable feature in this bustling area, allowing for easy access to the surrounding amenities. The Green Quarter is known for its lively atmosphere, with a variety of shops, cafes, and parks just a stone's throw away, making it a wonderful place to live.

In summary, this flat at Melia House presents a fantastic opportunity to enjoy contemporary living in a sought-after location. With its thoughtful layout and convenient features, it is sure to appeal to a wide range of buyers. Do not miss the chance to make this lovely property your new home.

### Entrance Hall

Wooden flooring. Spotlights. Storage cupboard housing water tank and washing machine. Wall mounted electric heater.

### Living Room/Kitchen

20'1" x 11'11"

Range of wall and base units with worktops over. Cooker with hob over and extractor fan. Integrated fridge/freezer and dishwasher. Sink with draining area and mixer tap over. Tiled flooring in kitchen area. Spotlights. TV/Telephone points. Wall mounted electric heater. Access to the balcony.

### Bedroom One

10'9" x 8'6"

TV point. Ceiling light. Wall mounted electric heater.

### Ensuite

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

### Bedroom Two

11'11" x 10'7"

TV point. Ceiling light. Wall mounted electric heater.

## Bathroom

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

## Externally

Private balcony with far reaching views. Secure underground parking. Well maintained communal areas.

## Additional Information

Ground rent - £250 per annum

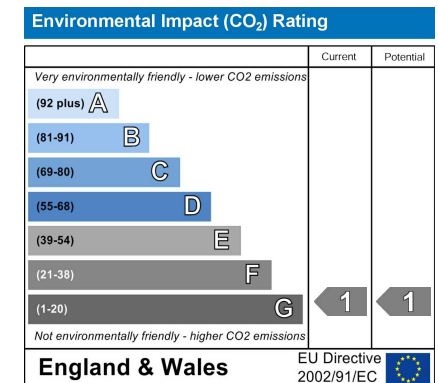
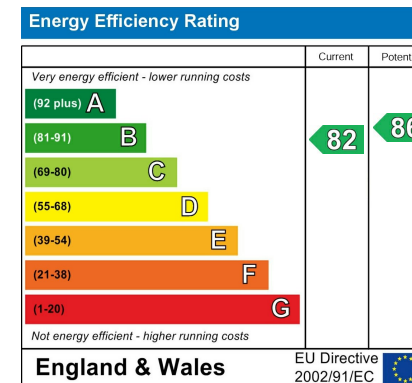
Lease - 150 years from 2006

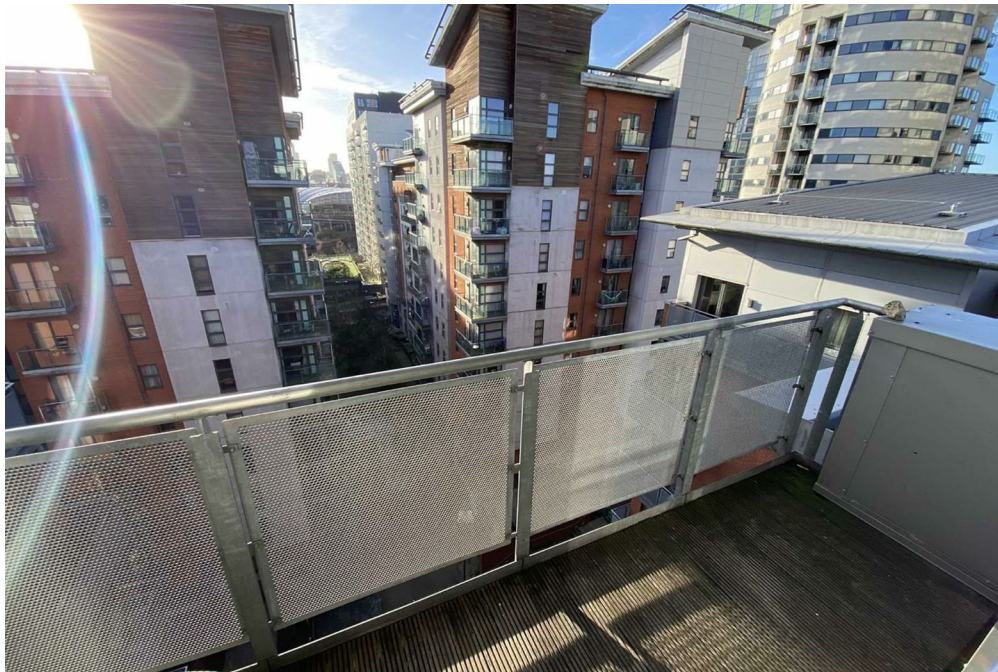
Service charges - £2,617.88 per annum

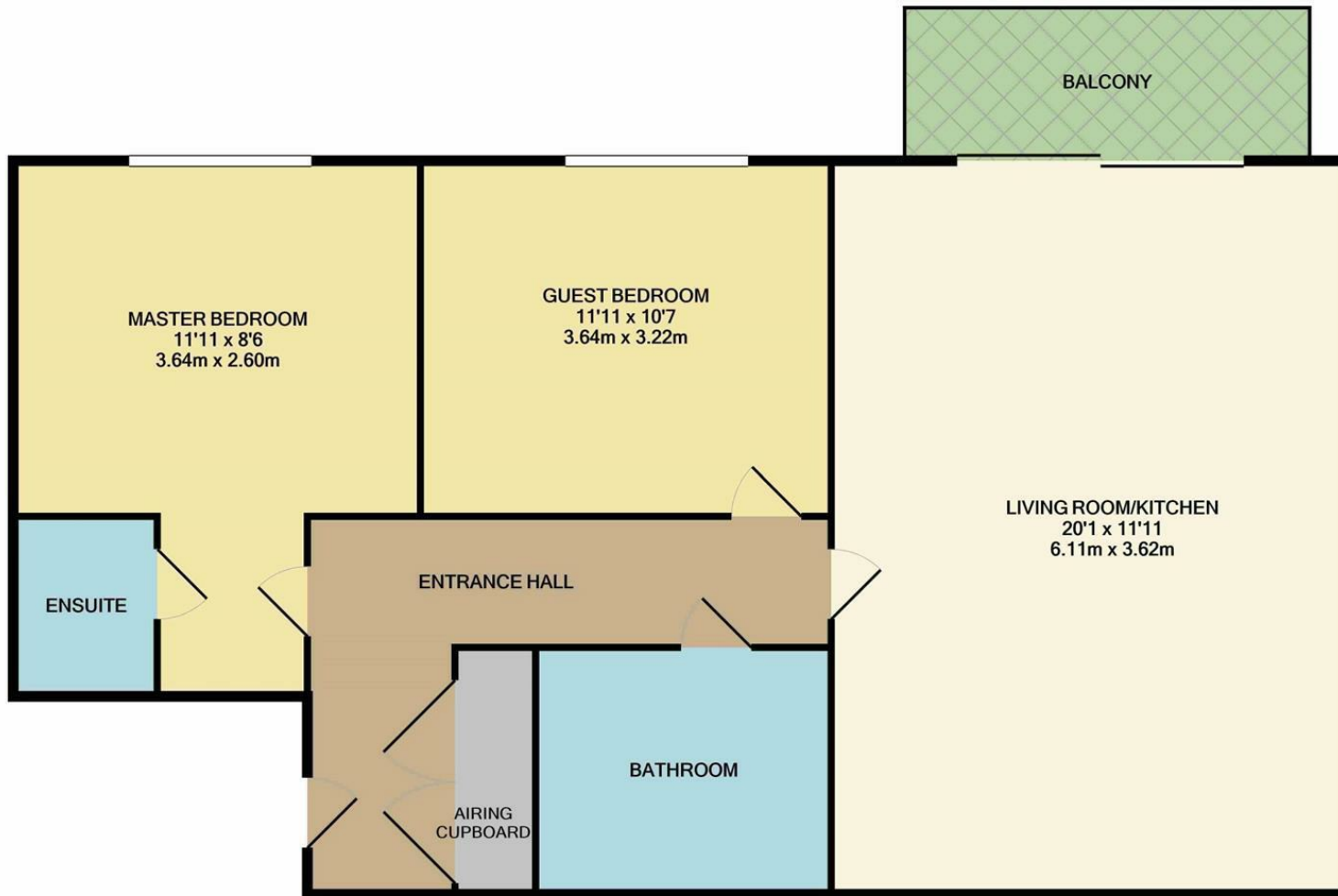
Council Tax Band D

## Disclaimer

IMPORTANT NOTE TO PURCHASERS: The lease, ground rent and service charges should all be checked via the solicitors for clarification. We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only, and are not precise. If floor plans were included, these may not be to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us.







Measurements are approximate. Not to scale. Illustrative purposes only  
 Made with Metropix ©2022



These particulars are believed to be accurate but they are not guaranteed and do not form a contract. Neither Jordan Fishwick nor the vendor or lessor accept any responsibility in respect of these particulars, which are not intended to be statements or representations of fact and any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Any floorplans on this brochure are for illustrative purposes only and are not necessarily to scale.

Offices at: Chorlton, Didsbury, Disley, Hale, Glossop, Macclesfield, Manchester Deansgate, Manchester Whitworth Street, New Mills, Sale, Wilmslow and Withington

245 Deansgate, Manchester, M3 4EN

0161 833 9499 opt 3

[manchester@jordanfishwick.co.uk](mailto:manchester@jordanfishwick.co.uk)

[www.jordanfishwick.co.uk](http://www.jordanfishwick.co.uk)

