



# Apt 1009 Vallea Court, Red Bank, Manchester, M4 4FH

Welcome to this apartment located on the 10th floor of Vallea Court, nestled in the vibrant area of the Green Quarter, Manchester. This delightful residence offers a perfect blend of comfort and modern living, making it an ideal choice for individuals or small families seeking a stylish home.

Upon entering, you will find a spacious reception room that serves as the heart of the apartment, providing a warm and inviting space for relaxation and entertaining guests. The layout is thoughtfully designed, ensuring a seamless flow throughout the living areas. The apartment boasts two well-proportioned bedrooms, each offering a peaceful retreat for rest and rejuvenation. With ample natural light and contemporary finishes, these rooms are perfect for creating your personal sanctuary. Additionally, there are two bathrooms, providing convenience and privacy for all occupants.

For those who require parking, this property includes space for one vehicle, a valuable feature in this bustling city. Vallea Court is ideally situated, offering easy access to local amenities, transport links, and the vibrant culture that Manchester has to offer. Whether you are looking to explore the city's rich history, enjoy its diverse dining options, or partake in its lively entertainment scene, this location has it all. In summary, this apartment in Vallea Court presents an excellent opportunity for anyone looking to embrace urban living in Manchester. With its appealing features and prime location, it is a property not to be missed. EWS1 AVAILABLE.

## Price £235,000

### Viewing arrangements

Viewing strictly by appointment through the agent

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

### Entrance Hall

Cupboard housing washing machine and water tank. Wall mounted heater. Spotlights.

### Living Room/Kitchen

23'11" x 11'5"

Stunning open plan living/dining area with floor to ceiling double glazed window with access to balcony. Wall mounted electric heater. Television and telephone connection points. Intercom entry phone. Stylishly appointed fully fitted kitchen with range of matching base and eye level units and complimentary roll top work surfaces over. Integrated electric oven, hob and retractable hood over. Built in microwave, fridge and freezer. Integrated dishwasher.

Stainless steel sink with drainer and mixer tap over. Ceramic floor tiles.

### Bedroom One

15'4" x 9'1"

Fitted carpet. Ceiling light. Wall mounted heater. Access to en-suite.

### En-suite

Partially tiled suite. Low level w/c. Floating sink with mixer tap. Shower cubical with mixer shower. Heated towel rail. Spotlights.

### Bedroom Two

10'9" x 9'5"

Fitted carpet. Ceiling light. Wall mounted heater.

## Bathroom

Partially tiled suite. Low level w/c. Floating sink with mixer tap.  
Bath with mixer shower. Heated towel rail. Spotlights.

## Externally

Balcony. Secure underground parking space. Communal gardens.  
Site manager on site 24 hours per day. Lifts to all floors.

## Additional Information

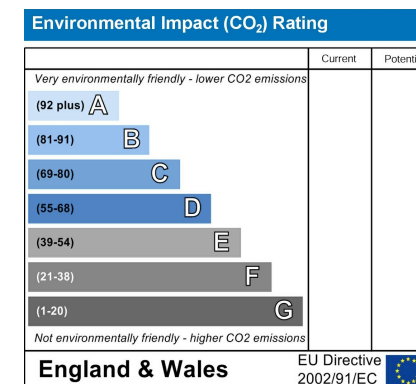
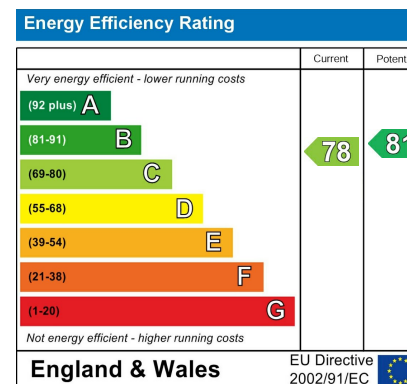
Ground rent - £250 per annum

Service charges - £3526 per annum including buildings insurance

Lease - 150 years from 2006

Council Tax Band D

Managing agent - Living City





## 10TH FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only.  
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