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Zone
ENDS
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# Apt 6.4A Melia House, 19 Lord Street, Green Quarter, Manchester, M4 4AX

We are pleased to have for sale this one bedroom apartment located on the sixth floor of Melia House which is located in the Green quarter. The property comprises of a welcoming entrance hallway with storage, an open plan and spacious living room with balcony, fully fitted kitchen with integrated appliances and a wonderful breakfast island. Family sized bathroom suite with modern fixtures and fittings. Funding in place but works on the EWS-1 are yet to start. Mortgage buyers welcome but need to check with their provider first.

# Price £140,000

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

## The Building
Situated in a lively area, residents will enjoy easy access to local amenities, including shops, cafes, and public transport links, making it simple to explore all that Manchester has to offer. Whether you are a first-time buyer or looking to invest, this flat presents a wonderful opportunity to own a piece of this dynamic city.

We are inviting mortgage buyers due to the most recent announcement by the 6 big lenders advising they are starting to lend on buildings over 18m without and EWS1. Please take advice from mortgage lender or speak to branch to discuss*.

## Entrance Hallway
Access to all rooms, hot water storage.

## Kitchen
8'1" x 8'10"
Modern Fully fitted kitchen with range of matching base and eye level units and complimentary worktop. Integrated oven/hob, fridge/freezer, dishwasher and under cabinet lighting, Part Tiled Flooring, Spot lighting. The lounge includes TV access points, fitted carpets, access to the balcony and an electrical heater.

## Lounge
11'5" x 17'3"
The lounge includes TV access points, fitted carpets, electrical heater, access to the balcony .

## Bedroom
13'5" x 8'7"
Fitted carpets, electrical power sockets, spot lighting, wooden framed double glazed window.

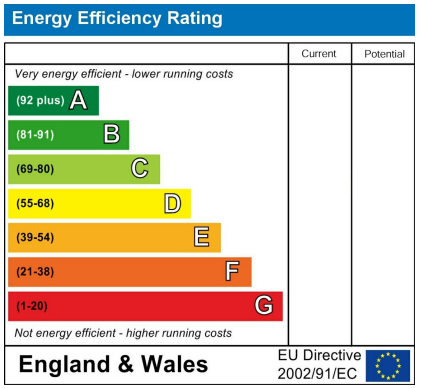
## Bathroom
6'6" x 7'6"
Part tiled bathroom, shower attachment over the bath, hand wash basin and WC, electric heated chrome towel rail, spot lighting, extractor fan.

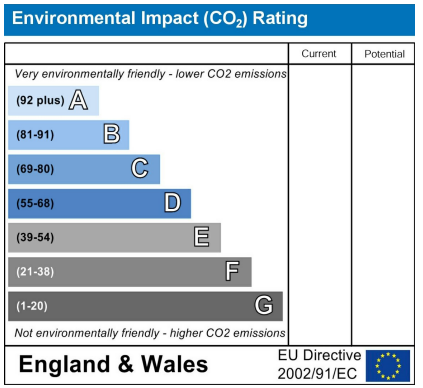
## Externally
Balcony accessed through lounge.

## Additional Information
Service Charge - £2,232.04
Ground Rent- £200.00
Leasehold- 150 years from 2003
Council Tax Band - C
EPC- TBC

## Agents Notes
To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.

## 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 where 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.



GUINNESS

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

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