



Apt 27 The Hallmark, Green Quarter, Cheetham Hill Road, Manchester, M4 4FZ

EWS1 Certified/Mortgage Buyers Invited.

Jordan Fishwick are pleased to offer for sale this impressive new 3rd floor apartment in the newly completed Hallmark Tower. Comprising of entrance hallway with dark wood flooring leading to open plan living area, gloss kitchen with integrated appliances including dishwasher. Storage closet housing washer/drier. Double bedroom with fitted mirrored wardrobes. Large hotel style main bathroom.

The development includes access to a residents-only ground floor terrace with covered seating area, landscaped 12th floor roof garden with amazing views, spacious interior designed lobby and concierge facilities. Secure bike storage also on site. The Hallmark is an architectural landmark for the area. A prominent building, with a sophisticated bronze coloured façade. The stylish and contemporary interiors feature high specification finishes that have been carefully selected to complement the eye-catching architecture. With excellent transport connections, The Hallmark stands proudly on the doorstep of one of Manchester's most vibrant districts.

Price £189,950

Viewing arrangements

Viewing strictly by appointment through the agent

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

Entrance Hall

Wooden flooring. Spotlights. Wall mounted electric heater. Access to all rooms. Storage cupboard housing boiler.

Living Room/Kitchen

16'10" x 10'7"

Range of wall and base units with complimentary work tops over. Integrated fridge/freezer and dishwasher. Sink with mixer tap. Under counter lighting. Wooden flooring. Spotlights. Wall mounted electric heater. TV and telephone point.

Bedroom

15'5" x 13'8"

Fitted carpet. Spotlights. Fitted wardrobes. Wall mounted electric heater.

Bathroom

Three piece bathroom. Partially tiled. Bath with mixer shower over. Low lever W/C. Pedestal sink with mixer tap. Heated towel rail.

Externally

Roof top terrace. 24 hour concierge. Bike storage. Lifts to all floors.

Additional Information

Service charges - £233 per quarter

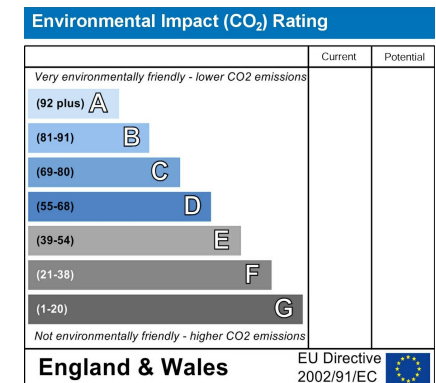
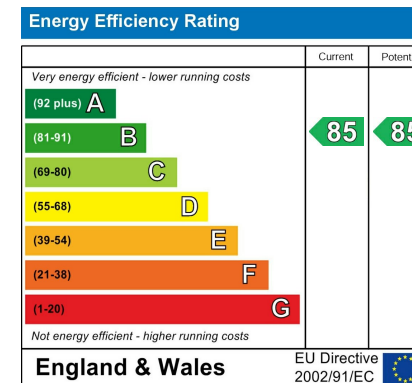
Ground rent - £250 per annum

Lease - 150 years from 2006

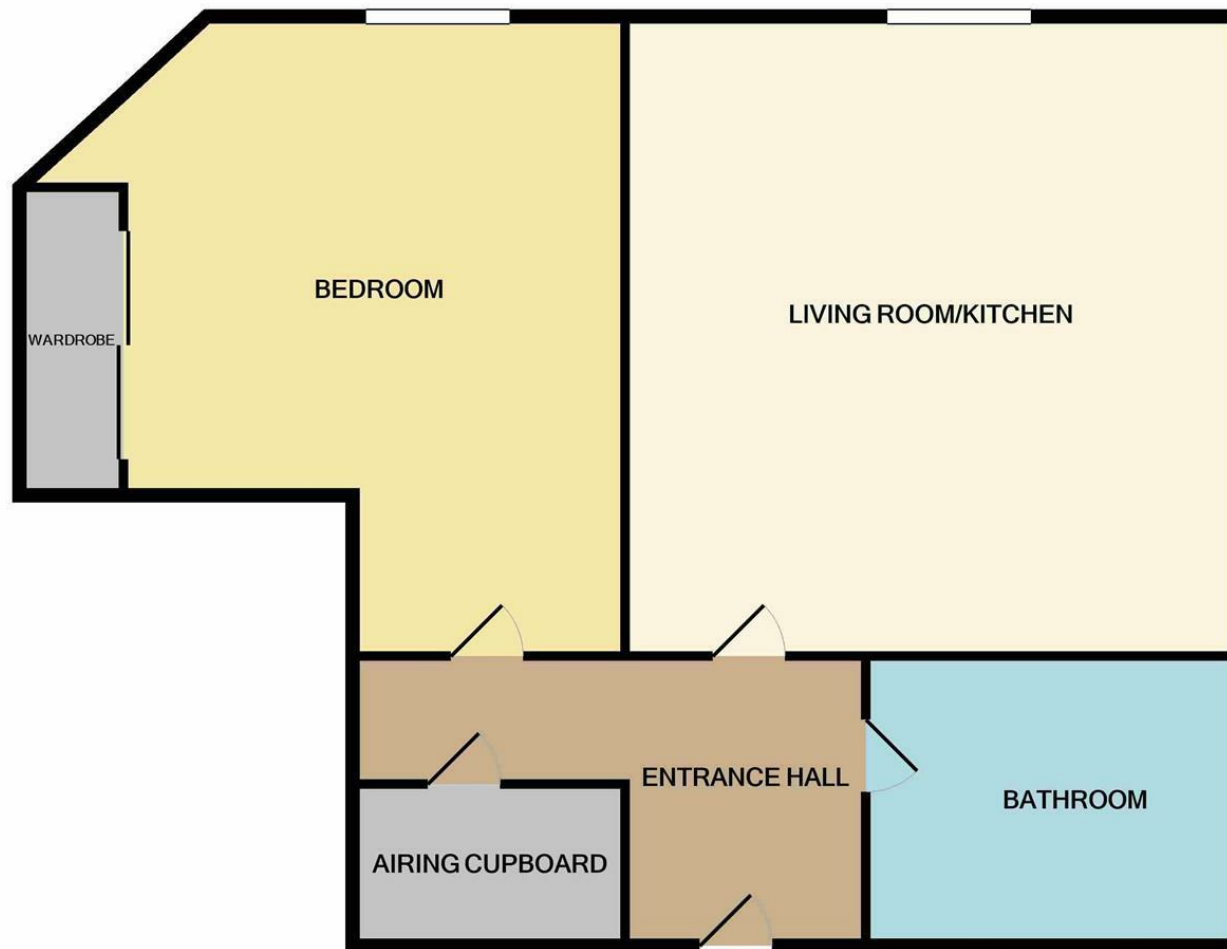
Council Tax Band C

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
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