
jordan fishwick

Apt 406 Cypress Place, 9 New Century Park, Green Quarter, Manchester, M4 4EE

We are pleased to have for sale this immaculate two bedroom apartment found on the 4th floor of the Cypress Place development, Green Quarter. The property comprises of an entrance hallway, kitchen with integrated appliances, lounge with access to a balcony with courtyard views, two double bedrooms with the master including an en-suite, a family sized bathroom with modern fixtures and fittings. No Chain. Mortgage Buyers Welcome. EWS-1 Available.

Asking Price £215,000

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

Entrance Hallway
Leads to all rooms, storage with hot water tank and plumbing for washing machine

Kitchen
9'10" x 7'7"
Range of wall and base units with complimentary kitchen worktop, integrated fridge / freezer, oven / hob, extractor fan, dishwasher, tiled flooring.

Lounge
14'4" x 11'8"
Access to balcony with court yard views, fitted carpets, spot lighting, electric heater, T.V access point.

Bedroom One
9'1" x 15'4"
Fitted carpet, spot lighting, double glazed UPVC window, electric heater, access to en-suite.

Bathroom
8'1" x 9'4"
Part tiled, Low level W.C, hand wash basin, fitted mirror, bath with mixer, heated towel rail.

Bedroom Two
10'7" x 9'3"
Fitted carpet, spot lighting, double glazed UPVC window, electric heater.

En-Suite
8'0" x 4'8"
Low level W.C, hand wash basin, fitted mirror, en-closed shower cubicle, rain attachment with mixer, heated towel rail.

Externally
Access to balcony through lounge. Allocated parking space. Access to communal garden.

Additional Information

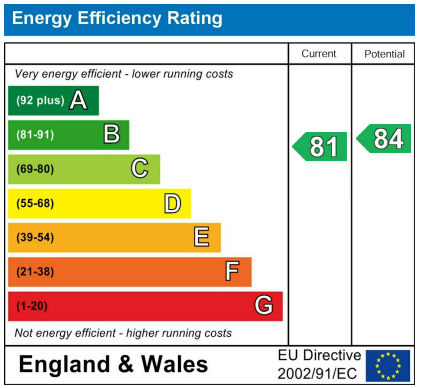
Lease - 150 Years from 1st August 2006
Service charges - £3,409.38
Ground rent - £250 per annum
Council Tax Band E
EPC Rating - B
Managing Agent - Living City

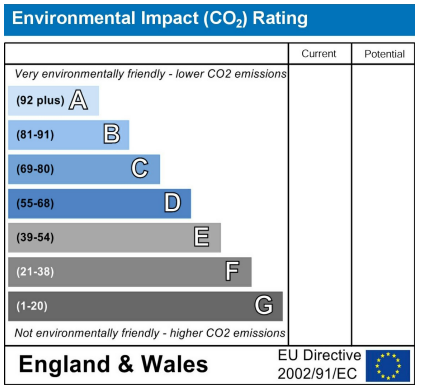
Agents Notes

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.















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