



Open daily  
7am - 11pm



# Apt 503 Vallea Court, Green Quarter, 1 Red Bank, Manchester, M4 4FE

Welcome to this exceptional apartment located at Vallea Court, Green Quarter, Manchester. This larger-than-average residence offers a generous 798 square feet of living space, making it an ideal choice for those seeking comfort and style in the heart of the city.

The apartment features two well-proportioned bedrooms, providing ample space for relaxation and rest. With two modern bathrooms, convenience is at your fingertips, ensuring that morning routines and evening unwinding are both effortless and enjoyable. The inviting reception room serves as a perfect gathering space, ideal for entertaining guests or simply enjoying a quiet evening in. A full refurb has been done in the past 12 months, with newly fitted carpets.

One of the standout features of this property is the stunning city views that can be enjoyed from the full-length balcony. Imagine sipping your morning coffee or unwinding with a glass of wine while taking in the vibrant skyline of Manchester. This outdoor space is perfect for those who appreciate a touch of nature amidst the urban landscape.

## Price £249,950

### Viewing arrangements

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

#### Entrance Hall

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

#### Living Room

17'0" x 14'1"

Fitted carpet. Ceiling light. TV and telephone point. Door leading to full length balcony.

#### Kitchen

13'9" x 9'2"

Range of wall and base units with worktops over. Sink with mixer tap. Integrated fridge/freezer, dishwasher, cooker with grill, and microwave. Spotlights.

#### Bedroom One

15'2" x 12'7"

Fitted carpet. Ceiling light. Wall mounted heater. Access to ensuite.

#### En-suite

8'1" x 5'9"

Low level W/C. Sink with mixer tap. Shower with mixer shower over. Heated towel rail. Shaver point. Tiled.

#### Bedroom Two

11'1" x 8'6"

Fitted carpet. Ceiling light. Wall mounted heater.

## Bathroom

8'1" x 6'10"

Low level W/C. Sink with mixer tap. Bath with mixer shower over.  
Heated towel rail. Tiled.

## Externally

Secure allocated parking. Lifts to all floors. Communal roof garden. Site manager.

## Additional Information

Ground rent: £250 per annum (After 25 years, the rent will increase with RPI, then increases every 10 years)

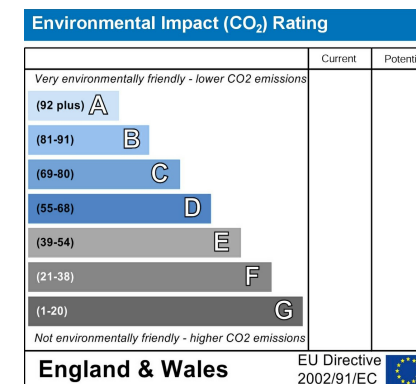
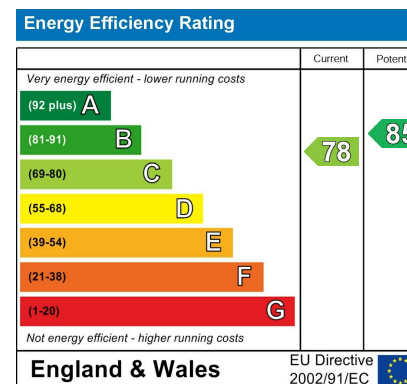
Service charge: £4030.48 per annum (including buildings insurance)

Lease - 150 years from 2006

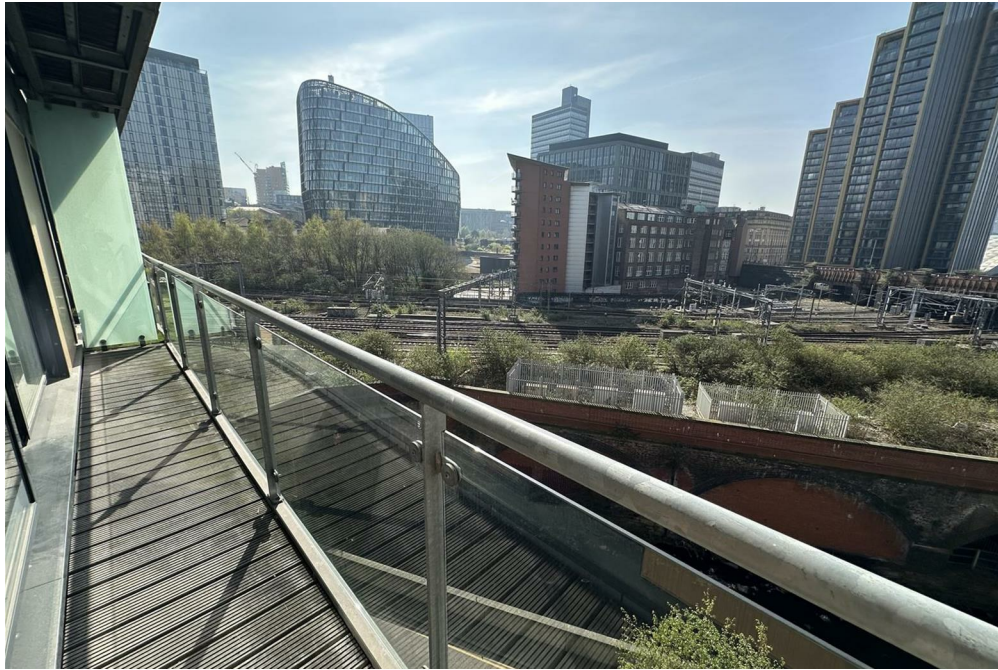
Managing agents - Living City

## Agent 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.

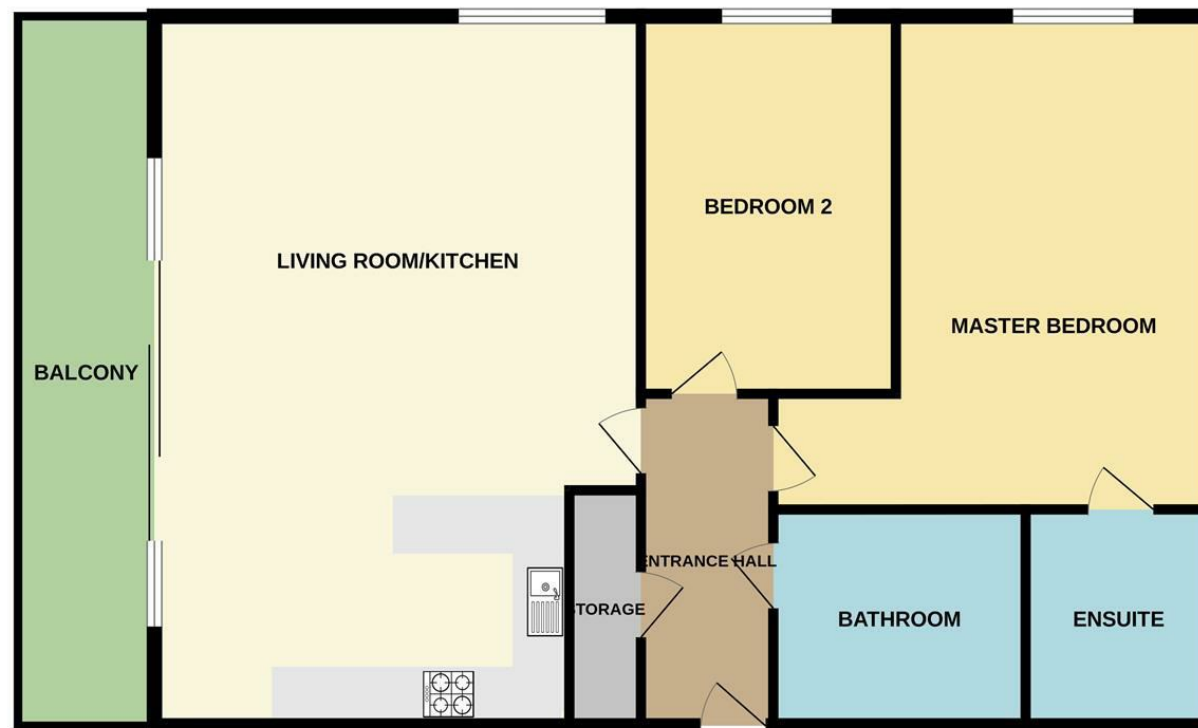








5TH FLOOR  
798 sq.ft. (74.1 sq.m.) approx.



TOTAL FLOOR AREA : 798sq.ft. (74.1 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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