





# Apt 10.2 Melia House, 19 Lord Street Block A, Green Quarter, Manchester, M4 4AX

Located on the 10th floor this two bedroom, two bathroom apartment comes with a parking space. Funding in place but works on the EWS-1 are yet to start. Mortgage buyers welcome but need to check with their provider first.

Upon entering, you will find a spacious reception room that serves as the heart of the home, providing a warm and inviting space for relaxation and entertaining. The flat boasts two well-proportioned bedrooms, each designed to offer a peaceful retreat at the end of the day. With two modern bathrooms, you will enjoy the luxury of ample facilities, ensuring that morning routines are a breeze.

## Price £185,000

### Viewing arrangements

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

### The Building

The property also includes parking for one vehicle, a valuable feature in this bustling area, allowing for easy access to the surrounding amenities. The Green Quarter is known for its lively atmosphere, with a variety of shops, cafes, and parks just a stone's throw away, making it a wonderful place to live.

In summary, this flat at Melia House presents a fantastic opportunity to enjoy contemporary living in a sought-after location. With its thoughtful layout and convenient features, it is sure to appeal to a wide range of buyers. Do not miss the chance to make this lovely property your new home.

### Entrance Hall

Wooden flooring. Spotlights. Storage cupboard housing water tank and washing machine. Wall mounted electric heater.

### Living Room/Kitchen

20'1" x 11'11"

Range of wall and base units with worktops over. Cooker with hob over and extractor fan. Integrated fridge/freezer and dishwasher. Sink with draining area and mixer tap over. Tiled flooring in kitchen area. Spotlights. TV/Telephone points. Wall mounted electric heater. Access to the balcony.

### Bedroom One

10'9" x 8'6"

TV point. Ceiling light. Wall mounted electric heater.

### Ensuite

Partially tiled. Shower cubical with mixer shower. Low level W/C. Floating sink with mixer tap. Heated towel rail. Shaver point.

### Bedroom Two

11'11" x 10'7"

TV point. Ceiling light. Wall mounted electric heater.

## Bathroom

Partially tiled. Bath with shower over. Low level W/C. Floating sink with mixer tap. Heated towel rail.

## Externally

Private balcony with far reaching views. Secure underground parking. Well maintained communal areas.

## Additional Information

Ground rent - £250 per annum

Lease - 150 years from 2006

Service charges - £2,617.88 per annum

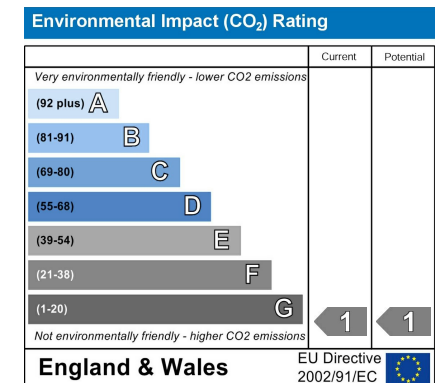
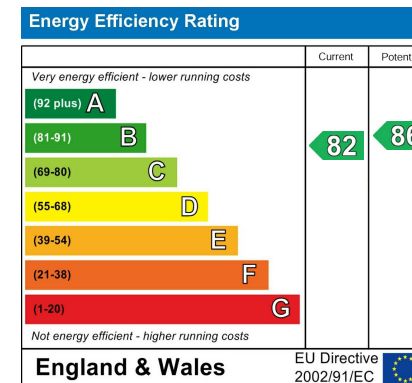
Council Tax Band D

## Disclaimer

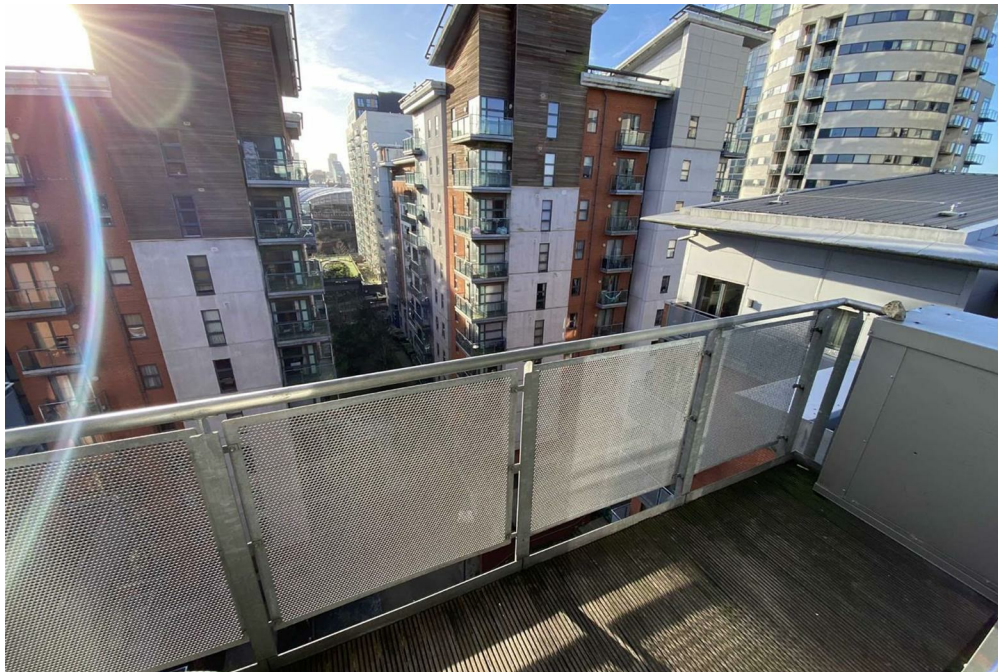
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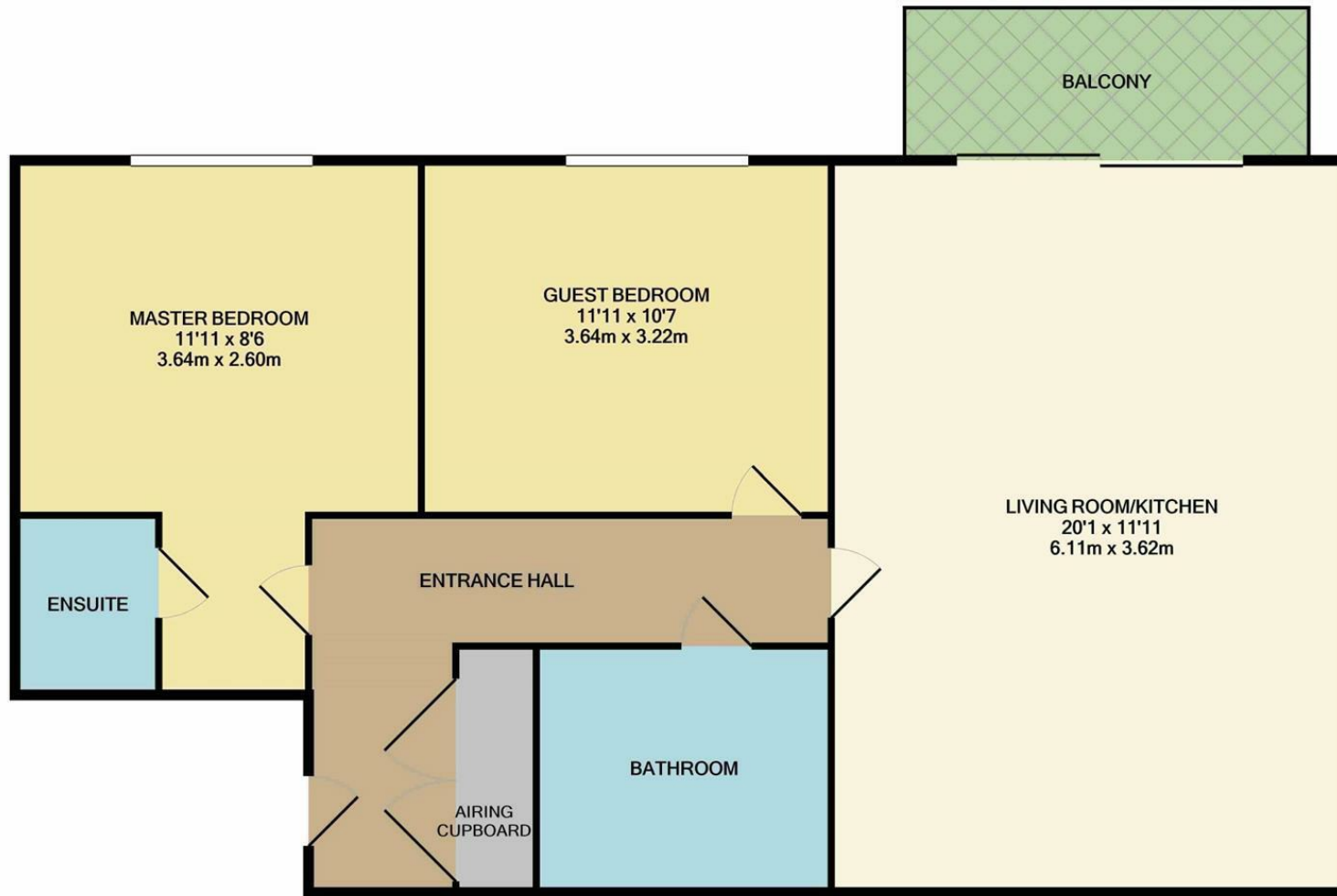
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