



# Apt 1206 Vallea Court, Red Bank, Green Quarter, Manchester, M4 4FH

Welcome to this charming apartment located in the desirable Vallea Court, nestled in the vibrant area of the Green Quarter, Manchester. This delightful residence offers a perfect blend of comfort and modern living, making it an ideal choice for individuals or small families seeking a stylish home.

Upon entering, you will find a spacious reception room that serves as the heart of the apartment, providing a warm and inviting space for relaxation and entertaining guests. The layout is thoughtfully designed, ensuring a seamless flow throughout the living areas. The apartment on the 12th floor boasts two well-proportioned bedrooms, each offering a peaceful retreat for rest and rejuvenation. With ample natural light and contemporary finishes, these rooms are perfect for creating your personal sanctuary. Additionally, there are two bathrooms, providing convenience and privacy for all occupants.

For those who require parking, this property includes space for one vehicle, a valuable feature in this bustling city. Vallea Court is ideally situated, offering easy access to local amenities, transport links, and the vibrant culture that Manchester has to offer. Whether you are looking to explore the city's rich history, enjoy its diverse dining options, or partake in its lively entertainment scene, this location has it all. In summary, this apartment in Vallea Court presents an excellent opportunity for anyone looking to embrace urban living in Manchester. With its appealing features and prime location, it is a property not to be missed. NO ONWARD CHAIN. EWS1 AVAILABLE.

## Offers Over £235,000

### **Viewing arrangements**

**Viewing strictly by appointment through the agent**

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

### **Entrance Hall**

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

### **Living Room/ Kitchen**

24'4" x 11'3"

Stunning open plan living/dining area with floor to ceiling double glazed window with access to balcony. Wall mounted electric heater. Television and telephone connection points. Intercom entry phone. Stylishly appointed fully fitted kitchen with range of matching base and eye level units and complimentary roll top work surfaces over. Integrated electric oven, hob and retractable hood over. Built in microwave, fridge and freezer. Integrated dishwasher.

Stainless steel sink with drainer and mixer tap over. Ceramic floor tiles.

### **Bedroom One**

15'5" x 9'8"

Fitted carpet. Ceiling light. Wall mounted heater. Access to en-suite.

### **En-suite**

Partially tiled suite. Low level w/c. Floating sink with mixer tap. Shower cubical with mixer shower. Heated towel rail. Spotlights.

### **Bedroom Two**

9'2" x 7'8"

Fitted carpet. Ceiling light. Wall mounted heater.

## Bathroom

Partially tiled suite. Low level w/c. Floating sink with mixer tap.  
Bath with mixer shower. Heated towel rail. Spotlights.

## Externally

Balcony. Secure underground parking space. Communal gardens.  
Site manager on site 24 hours per day. Lifts to all floors.

## Additional Information

Ground rent - £250 per annum (increases with RPI after 25 years, then every 10 years)

Service charges - £3516 per annum including buildings insurance

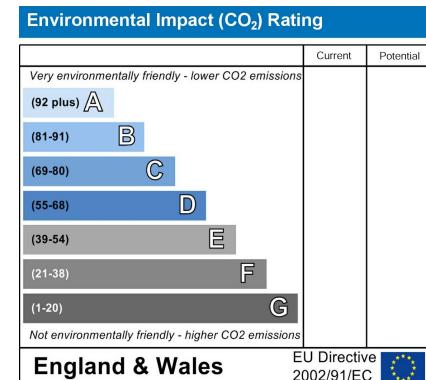
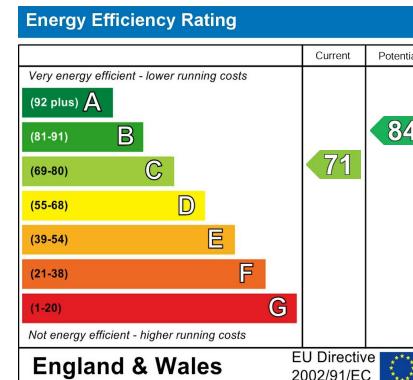
Lease - 150 years from 2006

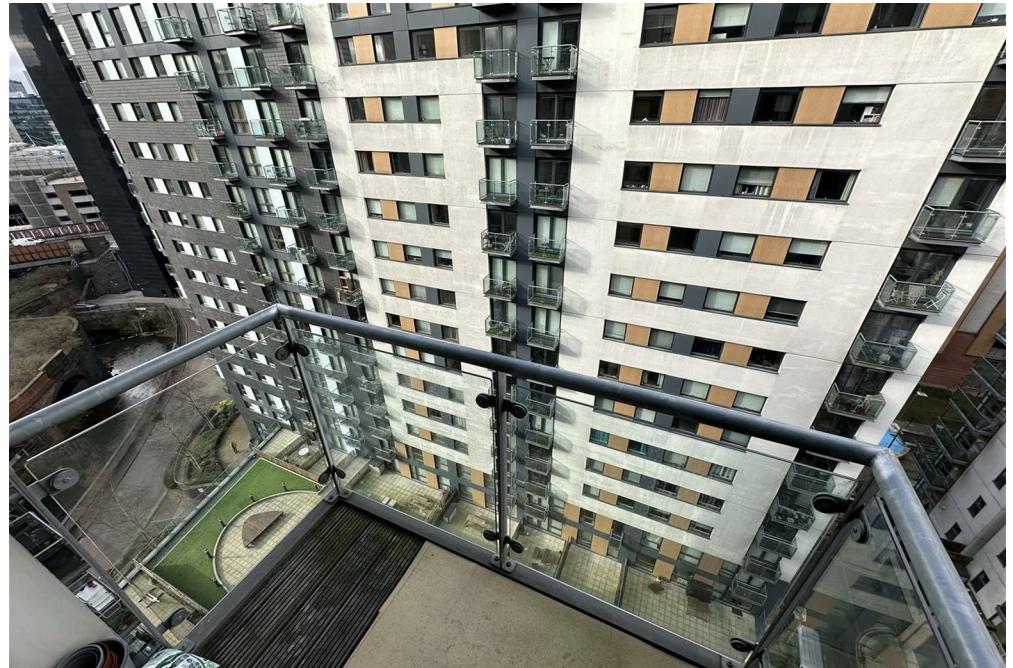
Council Tax Band D

Managing agent - Living City

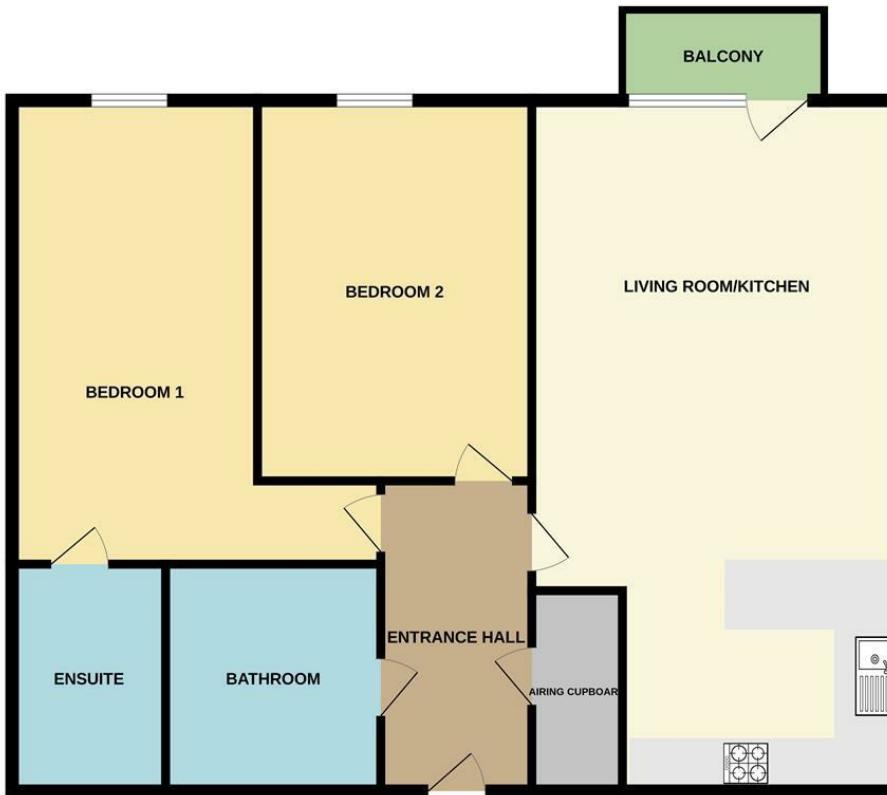
## Agents notes

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.





12TH FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only.  
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Manchester Whitworth Street, New Mills, Sale, Wilmslow and Withington

245 Deansgate, Manchester, M3 4EN

0161 833 9499 opt 3

manchester@jordanfishwick.co.uk  
www.jordanfishwick.co.uk

