



Apt 1002 Cypress Place, New Century Park, Green Quarter, Manchester, M4 4EF

EWS1 IN PLACE!

Jordan Fishwick are delighted to bring to the market this immaculately presented TENTH floor apartment in Cypress Place, a development by Crosby homes set amongst an urban oasis in Manchester's Green quarter. This spacious apartment is perfect for the busy city dweller looking for a relaxed and contemporary living environment. The apartment has a private balcony that provides spectacular views over the city and out towards Salford. The kitchen is modern in design with integrated appliances. ****PET FRIENDLY **** (to be confirmed with management company). **SECURE PARKING INCLUDED. NO CHAIN.**

Price £179,950

Viewing arrangements

Viewing strictly by appointment through the agent

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

Entrance Hall

Cupboard housing hot water system, plumbing for washing machine. Spotlights to the hallway. Wall mounted heater.

Living Room/Kitchen

23'11" x 13'4"

Double glazed door leading to the balcony. Electric wall heaters and tv point. The kitchen has a two seater breakfast bar, fridge, freezer, dishwasher, microwave, oven, hob and extractor hood. Stainless steel sink unit with mixer tap. Tiled floor to the kitchen

Bedroom

15'6" x 9'10"

Double glazed window. Fitted carpet. Wall mounted electric heater. Ceiling light.

Bathroom

Three piece suite with shower over the bath, wash hand basin and w.c. Fitted mirror and tiled floor. Shaver point. Heated towel rail. Spotlights.

Externally

Underground parking space. Lifts to all floors. Well kept communal garden. 24 hour security.

Additional Information

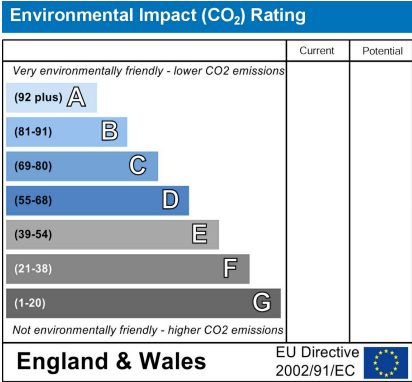
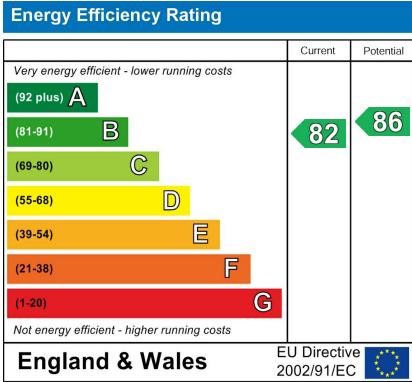
Ground rent £250 pa

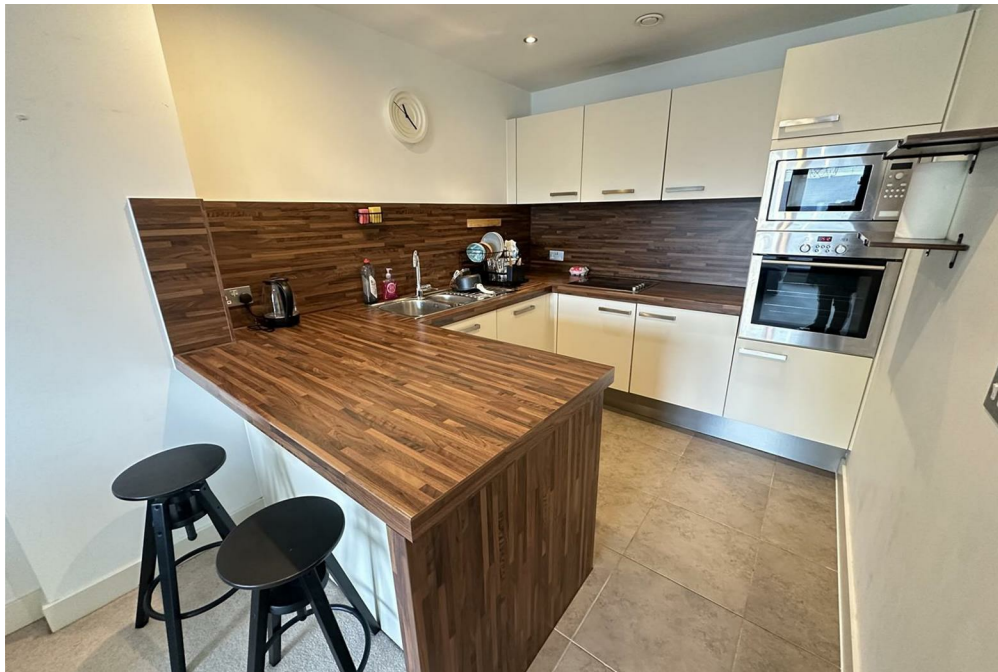
Lease 150 Years from 2006. Ground rent review due in 2032, then every 10 years thereafter

Service Charges £1848 per annum

Building insurance - £757.63 per annum (likely to come

down on next renewal now the building has a valid EWS1 form)
Management Company Living City







Measurements are approximate. Not to scale. Illustrative purposes only.
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