



Court  
VALLEA  
COURT



# Apt 403 Vallea Court, Green Quarter, 1 Red Bank, Manchester, M4 4FE

Jordan Fishwick are pleased to present, this Two Bedroom apartment, found on the Fourth Floor of Vallea Court. Located in Green Quarter, Manchester. Larger than average this residence offers a generous 798 sqft of living space.

The property features two well sized bedrooms, two modern bathrooms, with the kitchen featuring integrated, oven/ hob, microwave, Fridge/Freezer with tiled flooring. The very spacious living room room allows ample natural light with expansive windows. One of the standout features of this property is the stunning city views that can be enjoyed from the full-length balcony.

Additionally, the apartment comes with parking for one vehicle, a valuable asset in a bustling city. The property is also EWS1 certified, providing peace of mind regarding safety and compliance.

## Asking Price £245,000

### Viewing arrangements

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

### The Hallway

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

### Kitchen

17'0" x 14'1"

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

### Living Room

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

### Bedroom One

15'2" x 12'7"

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

### Bathroom

8'1" x 6'10"

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

### Bedroom Two

11'1" x 8'6"

Fitted carpet. Ceiling light. Wall mounted heater.

## 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.

## 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)

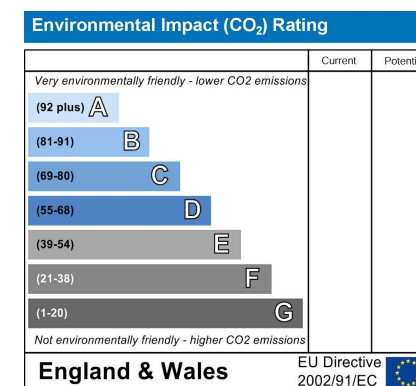
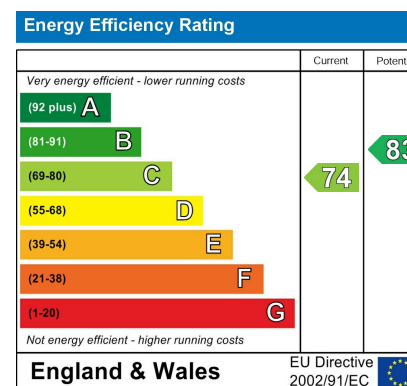
Service charge: £3,043.76

Lease - 150 years from 2006

Managing agents - Living City

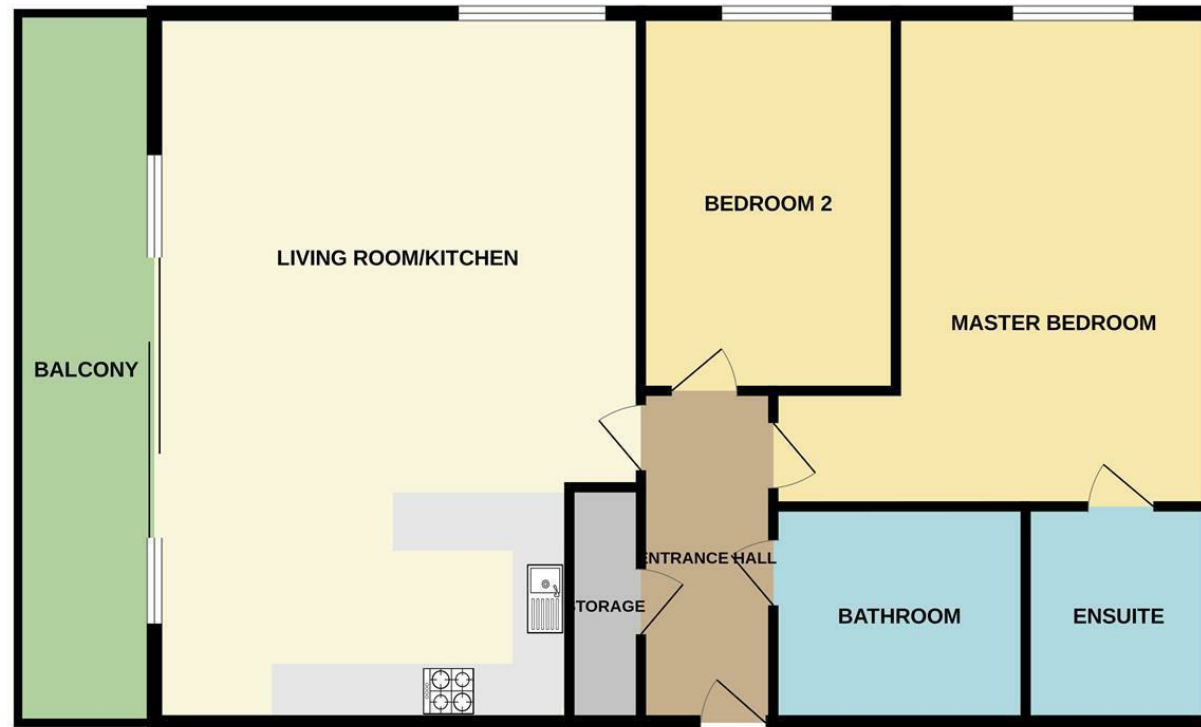
## Agents Notes

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.





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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