



Apt 7.7a Melia House, 19 Lord Street, Green Quarter, Manchester, M4 4AX

This 7th floor one bedroom spacious and bright apartment is located in popular Green Quarter, a short walk into the city centre. The property comprises entrance hall with storage cupboard housing washer/dryer, Living room with balcony, the kitchen comes fully equipped with integrated fridge/freezer, microwave, oven and hob and dishwasher. The bedroom is an exceptionally good size with wardrobes and bedside cabinets. Luxury bathroom with tiled walls and floor, shower over the bath. No Parking. Council Tax Band C.

*CLADDING/FIRE SAFETY REMEDIATION WORKS FULLY FUNDED, AND ARE DUE TO START IN 2025 ALTHOUGH NO EXACT DATE HAS BEEN CONFIRMED AS YET.
Mortgages may be accepted using big 6 lenders. Speak to your mortgage broker or the branch for more information*

Price £145,000

Viewing arrangements

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

Entrance Hall

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

Living Room/Kitchen

24'0" x 11'5"

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

14'7" x 8'11"

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. Well maintained communal areas.

Additional Information

Lease - 150 years from 2006

Ground rent - £200 per annum

Service charges - £173 per month

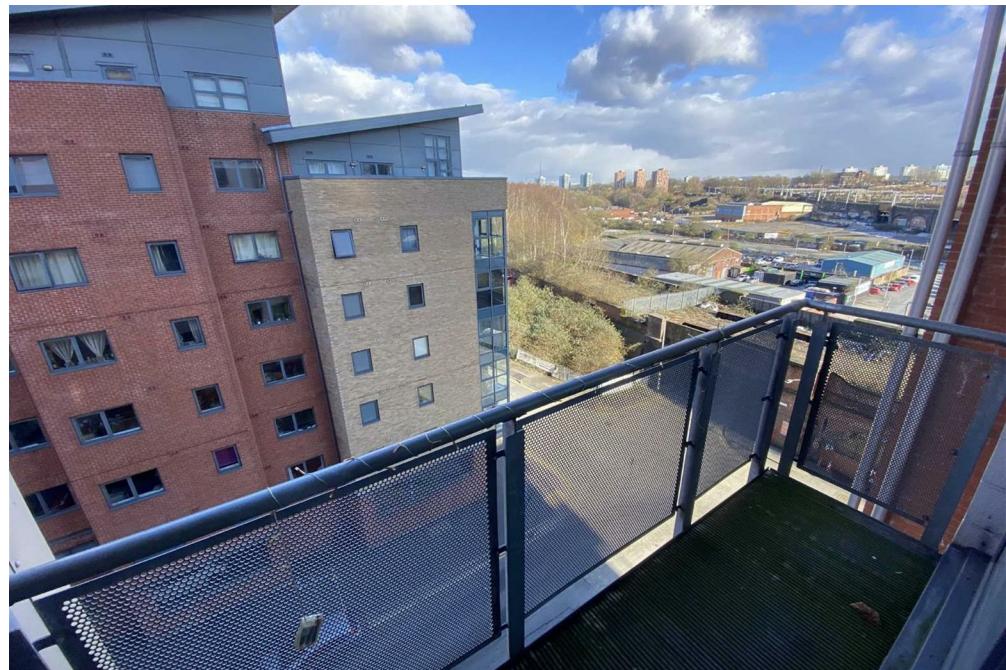
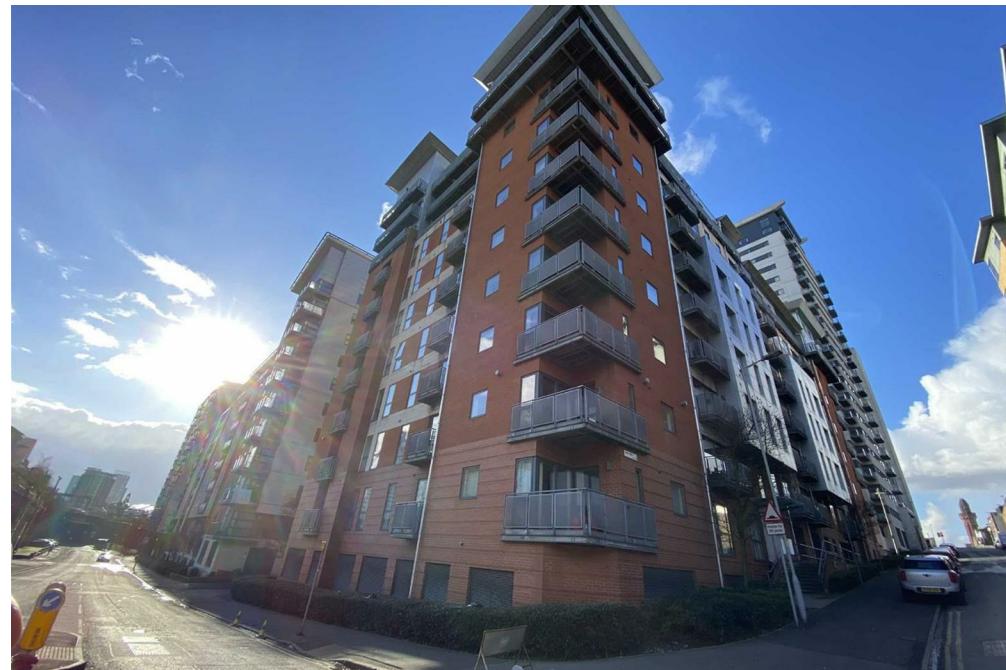
Buildings Insurance £557.79 per annum

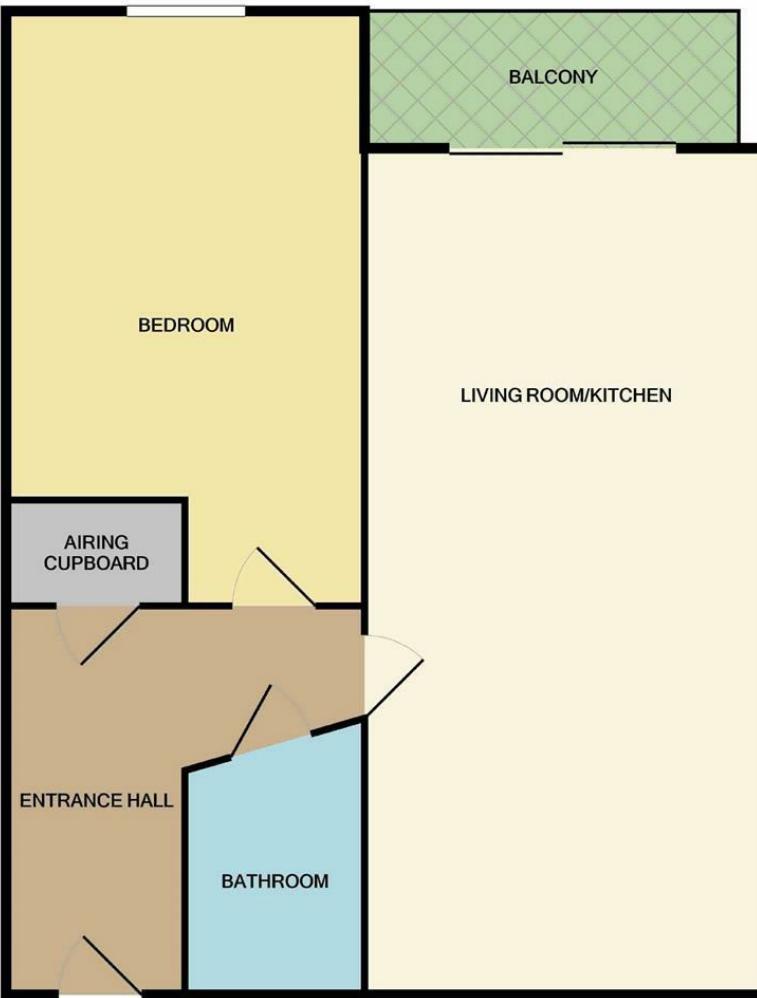
Managing agents - Living City

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B	83	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A		
(81-91) B	1	1
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Email: manchester@jordanfishwick.co.uk





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

