



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

Jordan Fishwick are pleased to present, this two Bedroom apartment, found on the 12th Floor of Vallea Court, Green Quarter. 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. The property is also EWS1 certified. No Chain. Mortgage Buyers Welcome.

Asking Price £230,000

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

8'1" x 5'9"

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

8'1" x 6'10"

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 - £3621.68 per annum including buildings insurance

Lease - 150 years from 2006

Council Tax Band D

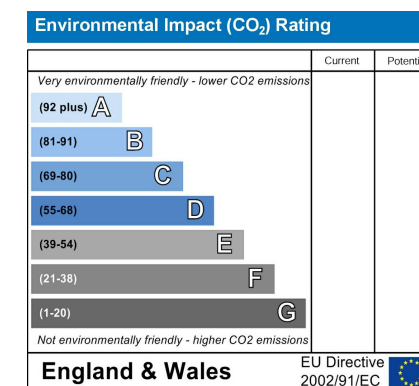
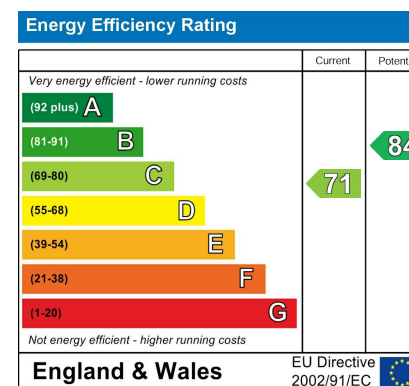
Managing agent - Living City

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.

Disclaimer

IMPORTANT NOTE TO PURCHASERS: The lease, ground rent and service charges should all be checked via the solicitors for clarification. We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only, and are not precise. If floor plans were included, these may not be to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us.





12TH FLOOR



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