





# Apt 108 Cypress Place, Green Quarter, 9 New Century Park, Manchester, M4 4EE

Jordan Fishwick are pleased to present this well thought out studio apartment found on the first floor of the Cypress Place building in Green Quarter. The studio design allows for a seamless flow between the living space and the sleeping area, creating an inviting atmosphere. The kitchen includes integrated appliances and the bathroom is fitted with modern and fixtures and fittings, providing all the necessary amenities for your daily routine. There is a private terrace garden found through the lounge. Allocated parking space included.

## Asking Price £155,000

### Viewing arrangements

Viewing strictly by appointment through the agent

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

### The Building

Situated in a prime location, this property offers easy access to a variety of local amenities, including shops, restaurants, and parks, making it a convenient choice for those who enjoy the hustle and bustle of city life. With excellent transport links nearby, commuting to other parts of Manchester is a breeze.

### Kitchen / Lounge

15'3" x 24'0"

lamine flooring throughout, range of wall and base units with integrated fridge / freezer, dishwasher, oven/hob and extractor fan, under cabinet lighting, two Double Glazed UPVC Windows, Hot water Storage, Spot Lighting, Electrical Power Sockets.

### Bathroom

6'11" x 6'3"

Part tiled en-suite, shower attachment and mixer, hand wash basin, WC, fitted mirror, spot lighting, electrical power sockets., heated towel rail.

### Externally

Garden Terrace. Allocated parking space.

### Additional Information

Service Charge £1,777.92 Including Buildings Insurance.

Lease 150 Years from 2005 Ground rent review due in 2032, then every 10 years thereafter

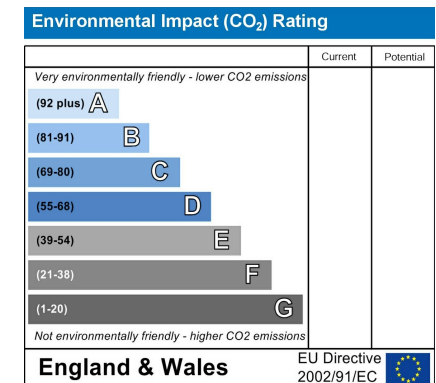
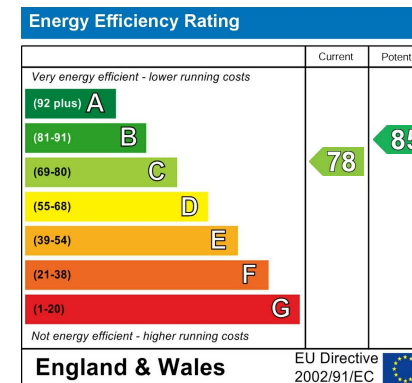
Ground Rent : £250.00

Council Tax Band - B

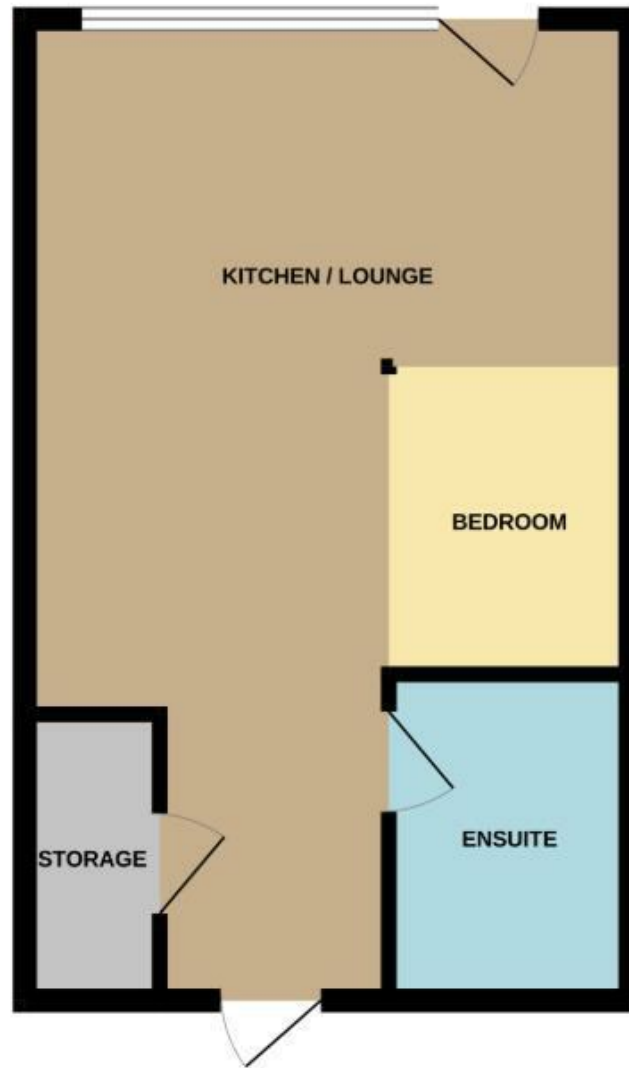
EPC Rating - C

## 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.







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