



Apt 202 Barton Place, 3 Hornbeam Way, Green Quarter, Manchester, M4 4AT

Jordan Fishwick are pleased to offer for sale this second floor one bedroom apartment in the very popular Green Quarter, M4. Internally, the apartment briefly comprises of: entrance hall, open plan living room/kitchen, sliding doors giving access to the balcony, large bedroom with space for fitted wardrobes, and a well appointed family bathroom. There is also ample storage space with a cupboard off the hallway. PET FRIENDLY! NO ONWARD CHAIN.

Cladding/Fire safety remediation fully funded. Mortgage buyers accepted via the big 6 lenders, discuss with your mortgage advisor/the branch

Price £137,000

Viewing arrangements

Viewing strictly by appointment through the agent

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

Entrance Hall

Laminate flooring. Spotlights. Access to cupboard which houses water tank and washing machine. Wall mounted heater.

Living Room/Kitchen

22'2" x 11'11"

Range of wall and base units with complimentary work tops over. Sink with mixer tap. Fridge/freezer, dishwasher, cooker and microwave fitted. Hob with extractor over. Fitted carpet. Sliding doors to balcony. TV and telephone points.

Spotlights and ceiling light. Wall mounted heater.

Bedroom

14'3" x 10'8"

Fitted carpet. Ceiling light. Wall mounted heater.

Bathroom

Partially tiled suite. Low level W/C. Sink with mixer tap. Bath with mixer shower over. Heated towel rail. Shaver point. Spotlights.

Externally

Lifts to all floors. Well presented communal gardens. On site caretaker.

Additional Information

Service charge - £2104.50 (including buildings insurance)

Ground rent - £250 per annum (After 25 years, the rent will increase with RPI, then increases every 10 years)

Lease - 150 years from 2006

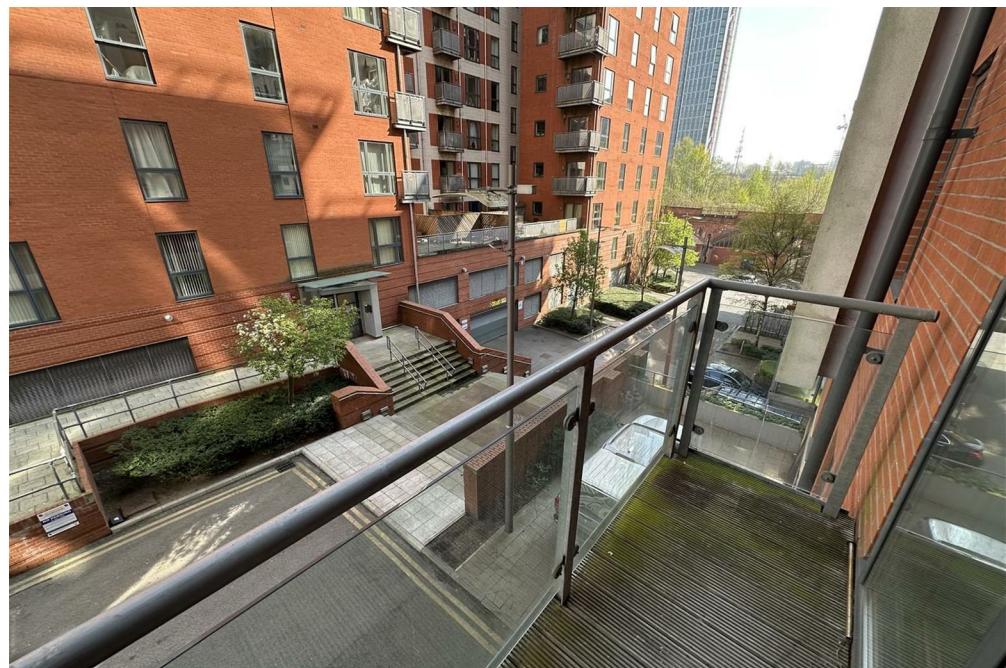
Managing agents - Living City

Agents Note

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(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		
(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	



9TH FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only.
Made with Metropix ©2024.



These particulars are believed to be accurate but they are not guaranteed and do not form a contract. Neither Jordan Fishwick nor the vendor or lessor accept any responsibility in respect of these particulars, which are not intended to be statements or representations of fact and any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Any floorplans on this brochure are for illustrative purposes only and are not necessarily to scale.

Offices at: Chorlton, Didsbury, Disley, Hale, Glossop, Macclesfield, Manchester Deansgate,
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

