



Apt 6.1B Melia House, 2 Hornbeam Way, Green Quarter, Manchester, M4 4AY

Located on the 6th floor this two bedroom apartment in the Melia House development. Upon entering, you will find a spacious reception room that serves as the heart of the home, providing a warm and inviting space for relaxation and entertaining. The flat boasts two well-proportioned bedrooms, each designed to offer a peaceful retreat at the end of the day. The Master bedroom including an en-suite, a modern family sized bathroom, you will enjoy the luxury of ample facilities, ensuring that morning routines are a breeze. Parking Included. Funding in place but works on the EWS-1 are yet to start. Mortgage buyers welcome but need to check with their provider first.

Asking Price £185,000

Viewing arrangements

Viewing strictly by appointment through the agent

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

Entrance Hallway

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

Kitchen

8'2" x 9'3"

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

Lounge

11'1" x 15'3"

Fitted carpets, spotlights. TV/Telephone points. Wall mounted electric heater. Access to the balcony.

Bedroom One

8'6" x 14'10"

TV point. Ceiling light. Wall mounted electric heater.

En-suite

4'10" x 6'10"

Partially tiled. Shower cubical with mixer shower. Low level W/C. Floating sink with mixer tap. Heated towel rail. Shaver point.

Bedroom Two

16'8" x 8'6"

TV point. Ceiling light. Wall mounted electric heater.

Bathroom

7'5" x 5'10"

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. Secure underground parking. Well maintained communal areas.

Additional Information

Ground rent - £250 per annum

Lease - 150 years from 2006

Service charges - £2,858.88 per annum

Council Tax Band -D

EPC Rating-

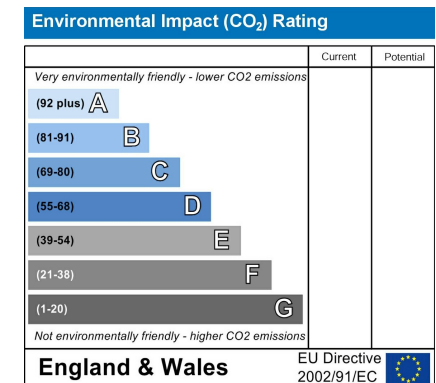
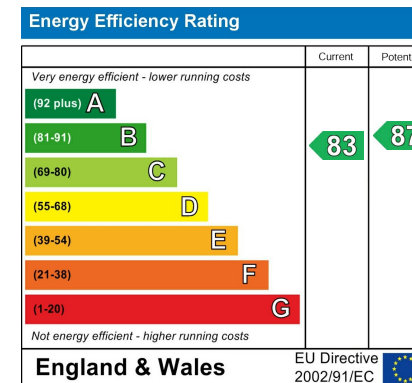
Managing Agent- Living City

Agents Notes

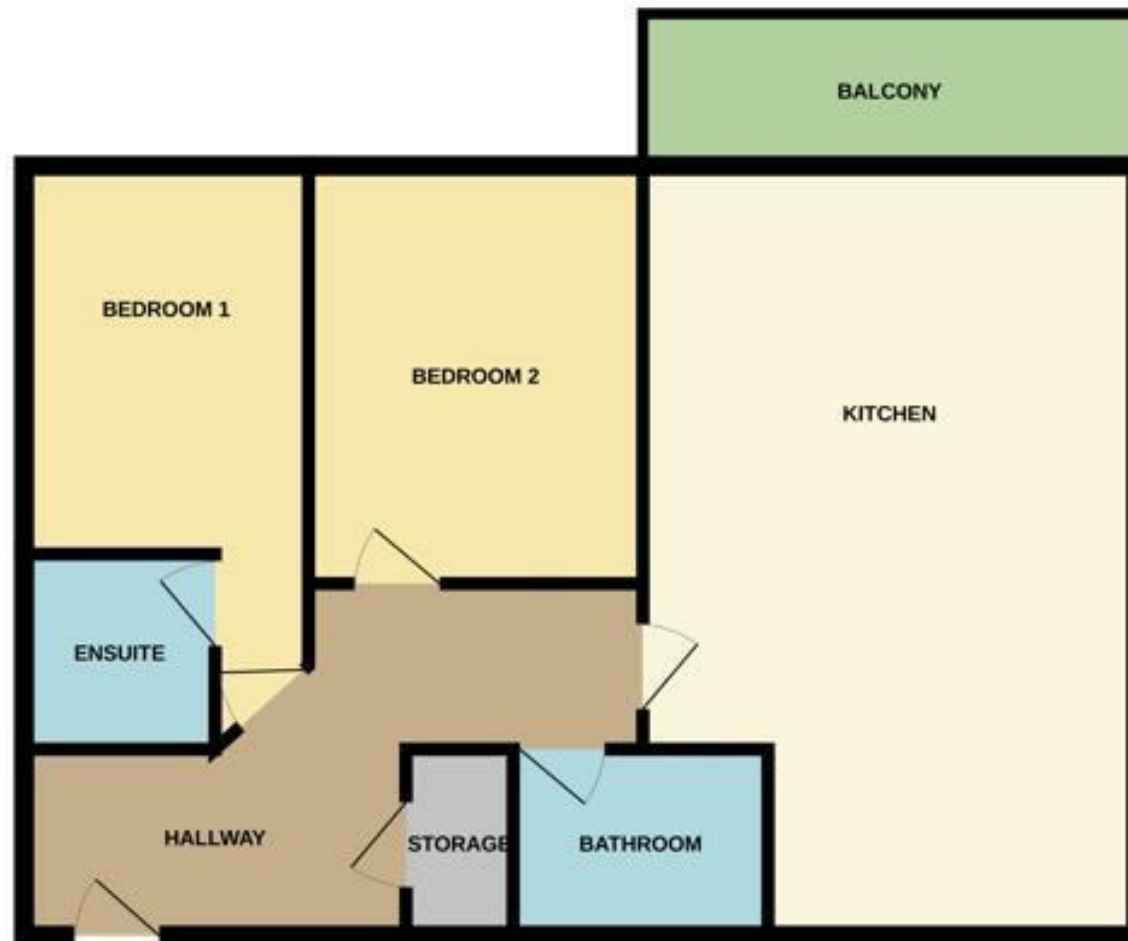
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