



# Apt 612 Masson Place, 1 Hornbeam Way, Green Quarter, Manchester, M4 4AQ

We are pleased to have for sale this two bedroom apartment found on the 6th floor of the Masson Place development in Green Quarter. The flat boasts two well-proportioned double bedrooms, with the master bedroom including an en-suite. The kitchen includes integrated appliances and a spacious open plan lounge with access to the wrap around balcony. There is also a modern and contemporary family sized bathroom. Allocated parking space available. EWS-1 works have started. Mortgage buyers welcome but need to check with their provider first.

## Asking Price £210,000

### Viewing arrangements

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

### The Building

The property also includes parking for one vehicle, a valuable feature in this bustling area, allowing for easy access to the surrounding amenities. The Green Quarter is known for its lively atmosphere, with a variety of shops, cafes, and parks just a stone's throw away, making it a wonderful place to live.

In summary, this flat at Masson Place presents a fantastic opportunity to enjoy contemporary living in a sought-after location. With its thoughtful layout and convenient features, it is sure to appeal to a wide range of buyers. Do not miss the chance to make this lovely property your new home.

### Entrance Hall

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

### Kitchen / Lounge

11'9" x 8'5"  
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 One

13'3" x 8'6"  
TV point. Ceiling light. Wall mounted electric heater. Fitted Carpets, Wooden framed UPVC windows. Access to the en-suite.

### En-Suite

5'8" x 7'4"  
Partially tiled. Shower cubical with mixer shower. Low level W/C. Floating sink with mixer tap. Heated towel rail. Shaver point.

### Bedroom Two

10'2" x 13'3"  
TV point. Ceiling light. Wall mounted electric heater. Fitted Carpets, Wooden framed UPVC windows.

### Bathroom

7'10" x 5'8"  
Partially tiled. Bath with shower over. Low level W/C. Floating sink with mixer tap. Heated towel rail.

### Externally

Allocated Parking Space. Wrap around balcony accessed through the lounge.

### Additional Information

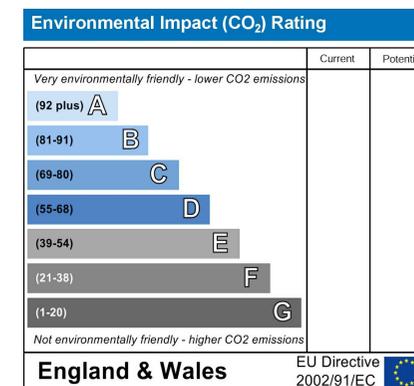
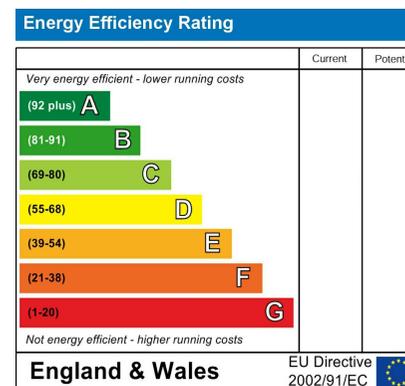
Ground rent - £250 per annum  
Lease - 150 years from 2006  
Service charges - £2,818.88 per annum  
Council Tax Band D  
EPC- TBC  
Managing Agent - Living City

### 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

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