



Apt 710 Cypress Place, 9 New Century Park, Green Quarter, Manchester, M4 4EF

EWS1 IN PLACE. NO ONWARD CHAIN.

Welcome to this charming apartment located in the desirable Cypress Place, within the vibrant New Century Park area of Manchester. This well-appointed residence offers a perfect blend of comfort and modern living. With 732 square feet, the apartment features a spacious reception room that serves as a welcoming hub for relaxation and entertainment. The two generously sized bedrooms provide ample space for rest, while the bathroom & en-suite ensure convenience for residents and guests alike. One of the standout features of this property is the dedicated parking space, a rare find in such a bustling urban environment. This added convenience allows for easy access to your vehicle within the building.

Situated in a thriving community, residents will enjoy the benefits of nearby amenities, including shops, restaurants, and parks, all within easy reach. The location also offers excellent transport links, ensuring that the wider city and beyond are easily accessible. This apartment is not just a place to live; it is a lifestyle choice that combines comfort, convenience, and a sense of community. Whether you are looking to invest or find your new home, this property in Cypress Place is certainly worth considering. Do not miss the opportunity to make this delightful apartment your own. No onward chain.

Some of the images are of general two bedroom apartments in Cypress and may not reflect the same style or condition.

Offers In Excess Of £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 hot water system, plumbed for washing machine. Spot lights to the hallway.

living/Kitchen

24'3" x 12'4"

Double glazed patio door leading to the balcony. Electric wall heaters and tv point. The kitchen has a two seater breakfast bar, microwave, oven, hob and extractor hood. Stainless steel sink unit with mixer tap. Tiled floor to the kitchen

Bedroom One

15'5" x 8'10"

double glazed window and electric heater.

En-Suite

4'10" x 5'1"

Walk in shower cubicle, wash hand basin and wc. Tiled floor and fitted mirror.

Bedroom Two

11'1" 8'6"

Double glazed window and electric heater

Bathroom

8'0" x 5'6"

Three piece suite with shower over the bath, wash hand basin and w.c. Fitted mirror and tiled floor.

Externally

Underground parking space. Lifts to all floors. Well kept communal garden.

Additional Information

Ground rent £250 pa

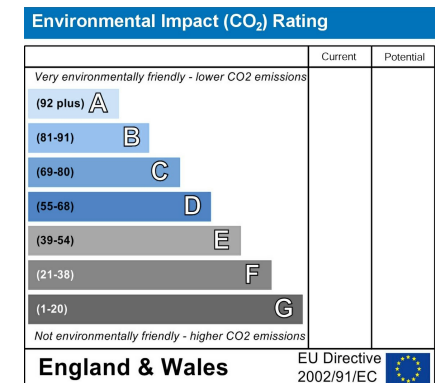
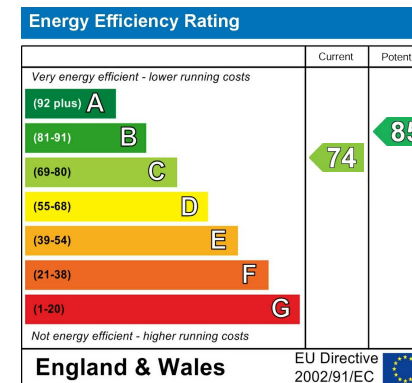
Lease 150 Years from 2006. Ground rent review due in 2032, then every 10 years thereafter

Service Charges £3397.64 per annum includes building insurance

Management Company Living City

Agent 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.





GROUND FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only.
Made with Metropix 15/03/25.



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

