



hasson





# Apt 618 Masson Place, 1 Hornbeam Way, Green Quarter, Manchester, M4 4AQ

Online Video.....[https://youtu.be/\\_M8AR7uAdQc](https://youtu.be/_M8AR7uAdQc)

CASH BUYERS ONLY.

Jordan Fishwick are pleased to offer this two bedroom apartment on 6th floor in Masson Place, Green Quarter. This apartment has an open plan living room/kitchen with access to a wrap around balcony with views across the communal gardens towards the city. The apartment briefly comprises of: entrance hall, open plan living room and kitchen with access to the balcony, two double bedrooms, master with en-suite and a well appointed bathroom. There is also a secure allocated parking space included. Rented at £1200PCM until July 2024.

## Price £185,000

### Viewing arrangements

Viewing strictly by appointment through the agent

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

### Entrance Hall

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

### Living Room/Kitchen

22'9" x 10'6"

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.

### Master Bedroom

12'1" x 10'3"

TV point. Ceiling light. Wall mounted electric heater.

### En-suite

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

### Second Bedroom

10'6" x 8'6"

TV point. Ceiling light. Wall mounted electric heater.

### Bathroom

7'6" x 6'8"

Partially tiled. Bath with shower over. Low level W/C. Floating sink with mixer tap. Heated towel rail.

### Externally

Private wrap around balcony with City centre views. Secure parking included. Well maintained communal areas.

## Additional Information

Service charges - £2210.18 including buildings insurance

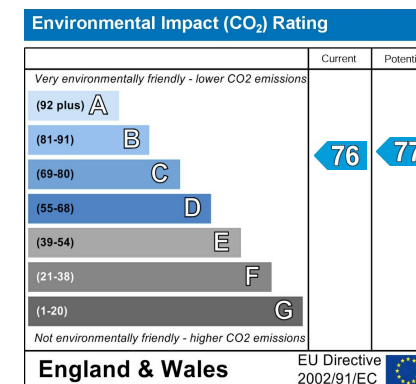
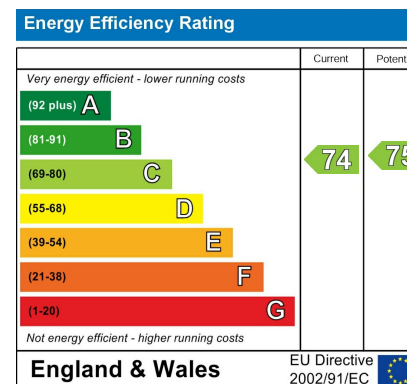
Lease - 250 years from 2006

Ground rent - £250 per annum

Council Tax Band D

## Disclaimer

**IMPORTANT NOTE TO PURCHASERS:** The lease, ground rent and service charges should all be checked via the solicitors for clarification. We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only, and are not precise. If floor plans were included, these may not be to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us.







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