



# Apt 22 The Hallmark, Green Quarter, Cheetham Hill Rd, Manchester, M4 4FZ

## \*TWO PARKING SPACES INCLUDED\*

Welcome to this stunning recently built apartment located at The Hallmark, Green Quarter. This modern property boasts a spacious layout with open plan kitchen/living room, 2 double bedrooms with fitted wardrobes, and 2 bathrooms, offering ample space for comfortable living.

Situated on the 2nd floor of the apartment block, this property provides a peaceful retreat while being conveniently close to the vibrant AO Arena and the popular Arndale Shopping Centre. The location offers the perfect blend of entertainment and convenience right at your doorstep.

One of the standout features of this apartment is the parking provision, with not just one but two parking spaces available for your vehicles. This is a rare find in city living and ensures that you never have to worry about parking again. There is also a concierge service, bike storage, and roof top terrace with city views. The Hallmark also benefits from being PET FRIENDLY!

Whether you are looking for a stylish city pad or a convenient home close to amenities, this apartment ticks all the boxes. Don't miss out on the opportunity to make this fantastic property your new home. Contact us today to arrange a viewing and experience the charm of city living at its best. NO ONWARD CHAIN. EWS1 IN PLACE.

## Price £250,000

### Viewing arrangements

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

### Entrance Hall

Cupboard housing washing machine and water tank.  
Spotlights. Wall mounted heater.

### Living Room/Kitchen

13'6" x 22'8"  
Range of wall and base units with worktops over. Sink with mixer tap. Integrated fridge/freezer, dishwasher, cooker with hob and extractor over. Spotlights. TV and telephone points. Juliet balcony. Wall mounted heater.

### Bedroom One

9'2" x 14'9"  
Fitted carpet. Fitted wardrobe. Spotlights. Wall mounted heater.

### En-suite

Low level W/C. Sink with mixer tap. Shower with mixer shower over. Heated towel rail. Shaver point. Spotlights.

### Bedroom Two

9'3" x 11'2"  
Fitted carpet. Fitted wardrobe. Spotlights. Wall mounted heater.

### Bathroom

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

### Externally

Two secure parking spaces. Office hour concierge. Roof garden. Bike storage.

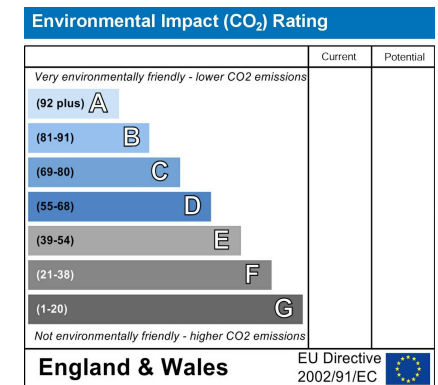
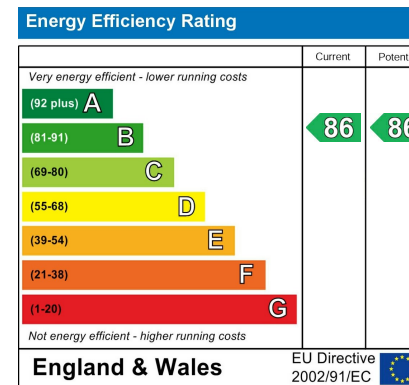
## Additional Information

Ground Rent is £400 per annum

Service charge is £3519 per annum

Lease - 150 years from 1 August 2006

Managing agent - City Living







**TOTAL: 73.8 m<sup>2</sup> (795 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)



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