



Apt 209 Vallea Court, Green Quarter, Red Bank, Manchester, M4 4FE

EWS1 FORM AVAILABLE

Welcome to Vallea Court, a charming two-bedroom apartment located in the heart of Green Quarter, Manchester. This delightful property boasts a spacious reception room, perfect for entertaining guests or simply relaxing after a long day open plan with the kitchen/diner. With two bathrooms, convenience is key, ensuring there's no need to queue for the shower in the morning rush.

Situated close to the Victoria Train station and the popular Amdale Centre, this apartment offers the best of city living right at your doorstep but with the peace of living far enough away. Imagine the ease of commuting and the endless shopping and dining options just a stone's throw away.

One of the highlights of this apartment is the corner balcony, providing a lovely outdoor space to enjoy your morning coffee or unwind with a book while taking in the views of the bustling city below. There is a stunning communal garden shared between this and the sister building, Cypress Place, perfect for those sunny afternoons.

Don't miss out on the opportunity to make this apartment your new home. Vallea Court offers a perfect blend of comfort, convenience, and city living - truly a gem waiting to be discovered. NO ONWARD CHAIN. AVAILABLE NOW! NO PARKING. 796 SQ FT TOTAL SIZE.

Price £210,000

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. Wall mounted heater. Ceiling light.

Living Room/Kitchen

26'5" x 12'7"

Stunning open plan corner aspect living/dining area with floor to ceiling double glazed window with access to balcony. Wall mounted electric heater. Television and telephone connection points. Intercom entry phone. Stylishly appointed fully fitted kitchen with range of matching base and eye level units and complimentary roll top work surfaces over. Integrated electric oven, hob and retractable hood over. Built in microwave, fridge and freezer. Integrated

dishwasher. Stainless steel sink with drainer and mixer tap over. Ceramic floor tiles.

Bedroom One

15'5" x 10'2"

Fitted carpet. Ceiling light. Wall mounted heater. Access to en-suite.

En-suite

Partially tiled suite. Low level w/c. Floating sink with mixer tap. Shower cubical with mixer shower. Heated towel rail. Spotlights.

Bedroom Two

12'4" x 8'6"

Fitted carpet. Ceiling light. Wall mounted heater.

Bathroom

Partially tiled suite. Low level w/c. Floating sink with mixer tap.
Bath with mixer shower. Heated towel rail. Spotlights.

Externally

Private corner balcony. Communal gardens. Site manager on site
24 hours per day. Lifts to all floors.

Additional Information

Ground rent - £250 per annum

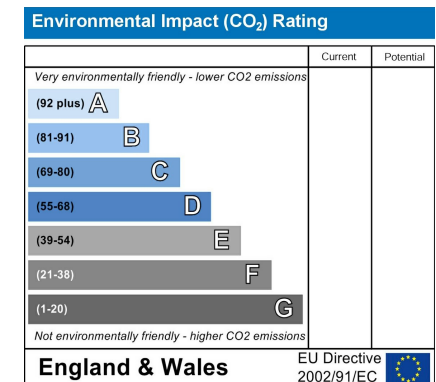
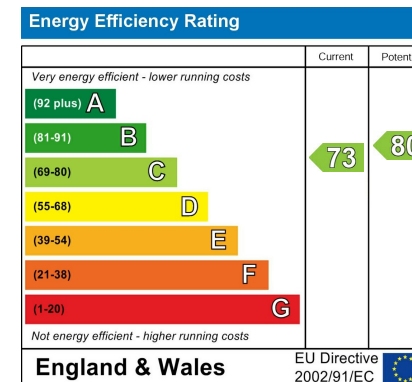
Service charges - £228 per month

Buildings insurance - £1120 per annum

Lease - 150 years from 2006

Council Tax Band D

Managing agent - Living City





2ND FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only.
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