



Apt 102 Vallea Court, 1 Red Bank, Green Quarter, Manchester, M4 4FE

Jordan Fishwick are pleased to offer for sale this stunning first floor, two DOUBLE bedroom apartment in Vallea Court, Green Quarter. Conveniently located close to Victoria Station and a short walk into the City Centre. The apartment offers high specification living accommodation throughout. Comprising of large entrance hallway leading to open-plan living area with paved, south-facing balcony with water views, high specification kitchen with integrated appliances and breakfast bar. There are two spacious double bedrooms, the master with a stylish en-suite shower room, and there is a larger than average main bathroom. EWS1 IN PLACE. NO ONWARD CHAIN.

Secure parking is at the premises, however this flat does not come with a space. Rental may be an option.

Price £220,000

Viewing arrangements

Viewing strictly by appointment through the agent

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

Entrance Hall

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

Living Room/Kitchen

26'4" x 12'0"

Range of wall and base units with worktops over. Sink with mixer tap. Integrated fridge/freezer, dishwasher, cooker with grill, and microwave. Spotlights to kitchen. Laminate flooring. Ceiling light. TV and telephone point. Door leading to paved balcony.

Bedroom One

15'5" x 9'3"

Fitted carpet. Ceiling light. Wall mounted heater.

Ensuite

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

Bedroom Two

11'1" x 8'6"

Fitted carpet. Ceiling light. Wall mounted heater.

Bathroom

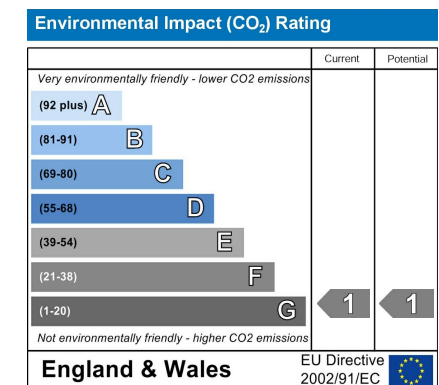
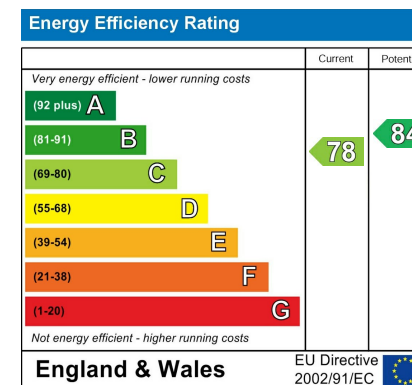
Low level W/C. Sink with mixer tap. Bath with mixer shower over. Heated towel rail. Tiled.

Externally

Paved terrace. Lifts to all floors. Communal roof garden. Site manager.

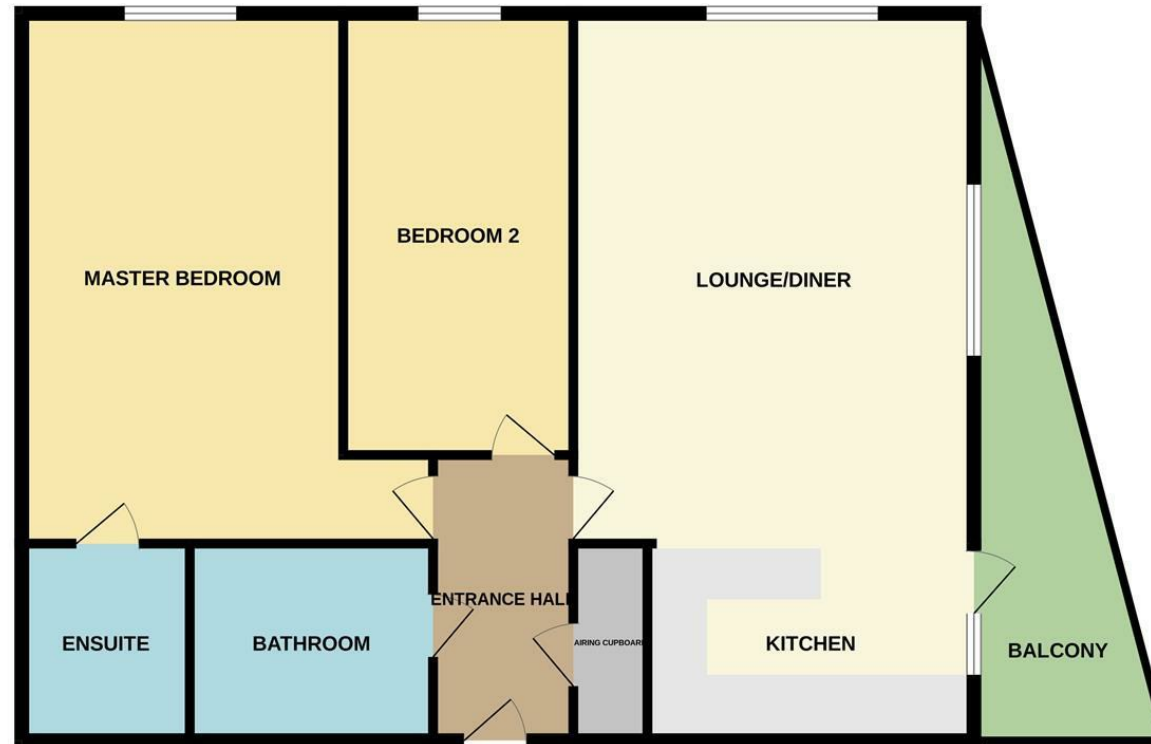
Additional Information

Ground rent: £250 annually
 Service charge: £2660 annually Building insurances £tbc
 Lease - 150 years from 2006
 Managing agents - Living City





FIRST FLOOR



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