





# Apt 1002 Cypress Place, New Century Park, Green Quarter, Manchester, M4 4EF

## EWS1 IN PLACE!

Jordan Fishwick are delighted to bring to the market this immaculately presented TENTH floor apartment in Cypress Place, a development by Crosby homes set amongst an urban oasis in Manchester's Green quarter. This spacious apartment is perfect for the busy city dweller looking for a relaxed and contemporary living environment. The apartment has a private balcony that provides spectacular views over the city and out towards Salford. The kitchen is modern in design with integrated appliances. **\*\*PET FRIENDLY \*\*** (to be confirmed with management company). **SECURE PARKING INCLUDED. NO CHAIN.**

## Price £179,950

### 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, plumbing for washing machine. Spotlights to the hallway. Wall mounted heater.

### Living Room/Kitchen

23'11" x 13'4"

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

### Bedroom

15'6" x 9'10"

Double glazed window. Fitted carpet. Wall mounted electric heater. Ceiling light.

### Bathroom

Three piece suite with shower over the bath, wash hand basin and w.c. Fitted mirror and tiled floor. Shaver point. Heated towel rail. Spotlights.

### Externally

Underground parking space. Lifts to all floors. Well kept communal garden. 24 hour security.

### Additional Information

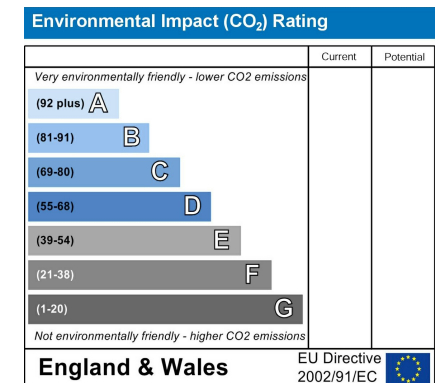
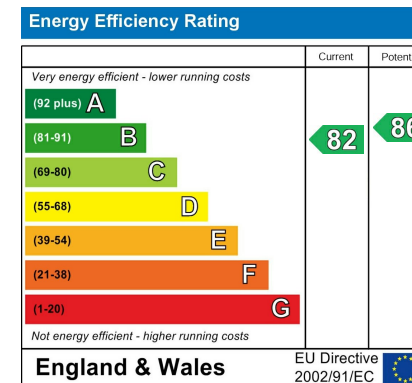
Ground rent £250 pa

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

Service Charges £1848 per annum

Building insurance - £757.63 per annum (likely to come

down on next renewal now the building has a valid EWS1 form)  
Management Company Living City







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