



Apt 10.2 Melia House, 19 Lord Street Block A, Green Quarter, Manchester, M4 4AX

Located on the 10th floor this two bedroom, two bathroom apartment comes with a parking space. Funding in place but works on the EWS-1 are yet to start. Mortgage buyers welcome but need to check with their provider first.

Upon entering, you will find a spacious reception room that serves as the heart of the home, providing a warm and inviting space for relaxation and entertaining. The flat boasts two well-proportioned bedrooms, each designed to offer a peaceful retreat at the end of the day. With two modern bathrooms, you will enjoy the luxury of ample facilities, ensuring that morning routines are a breeze. Parking Included

Price £185,000

Viewing arrangements

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

The Building

The property also includes parking for one vehicle, a valuable feature in this bustling area, allowing for easy access to the surrounding amenities. The Green Quarter is known for its lively atmosphere, with a variety of shops, cafes, and parks just a stone's throw away, making it a wonderful place to live.

In summary, this flat at Melia House presents a fantastic opportunity to enjoy contemporary living in a sought-after location. With its thoughtful layout and convenient features, it is sure to appeal to a wide range of buyers. Do not miss the chance to make this lovely property your new home.

Entrance Hall

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

Living Room/Kitchen

20'1" x 11'11"
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.

Bedroom One

10'9" x 8'6"
TV point. Ceiling light. Wall mounted electric heater.

Ensuite

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

Bedroom Two

11'11" x 10'7"
TV point. Ceiling light. Wall mounted electric heater.

Bathroom

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

Externally

Private balcony with far reaching views. Secure underground parking. Well maintained communal areas.

Additional Information

Ground rent - £250 per annum

Lease - 150 years from 2006

Service charges - £2,617.88 per annum

Council Tax Band D

Disclaimer

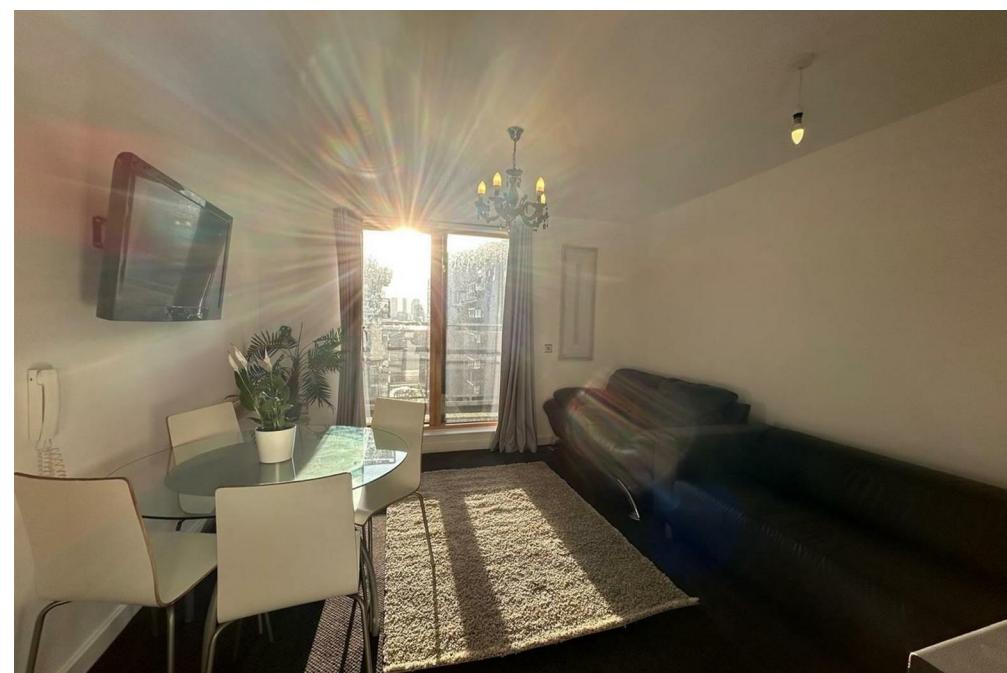
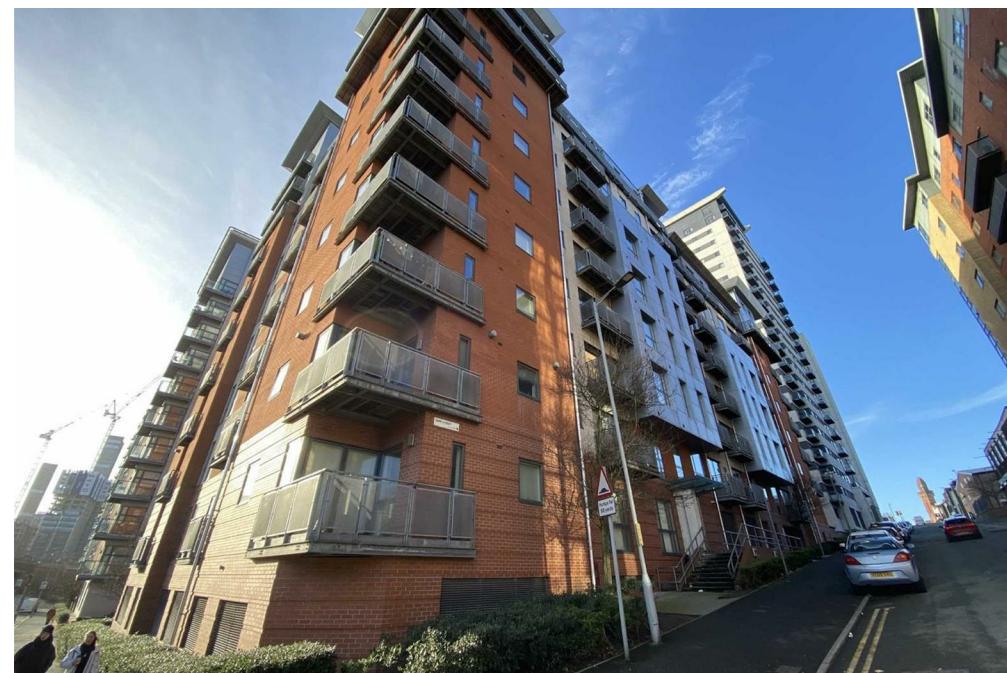
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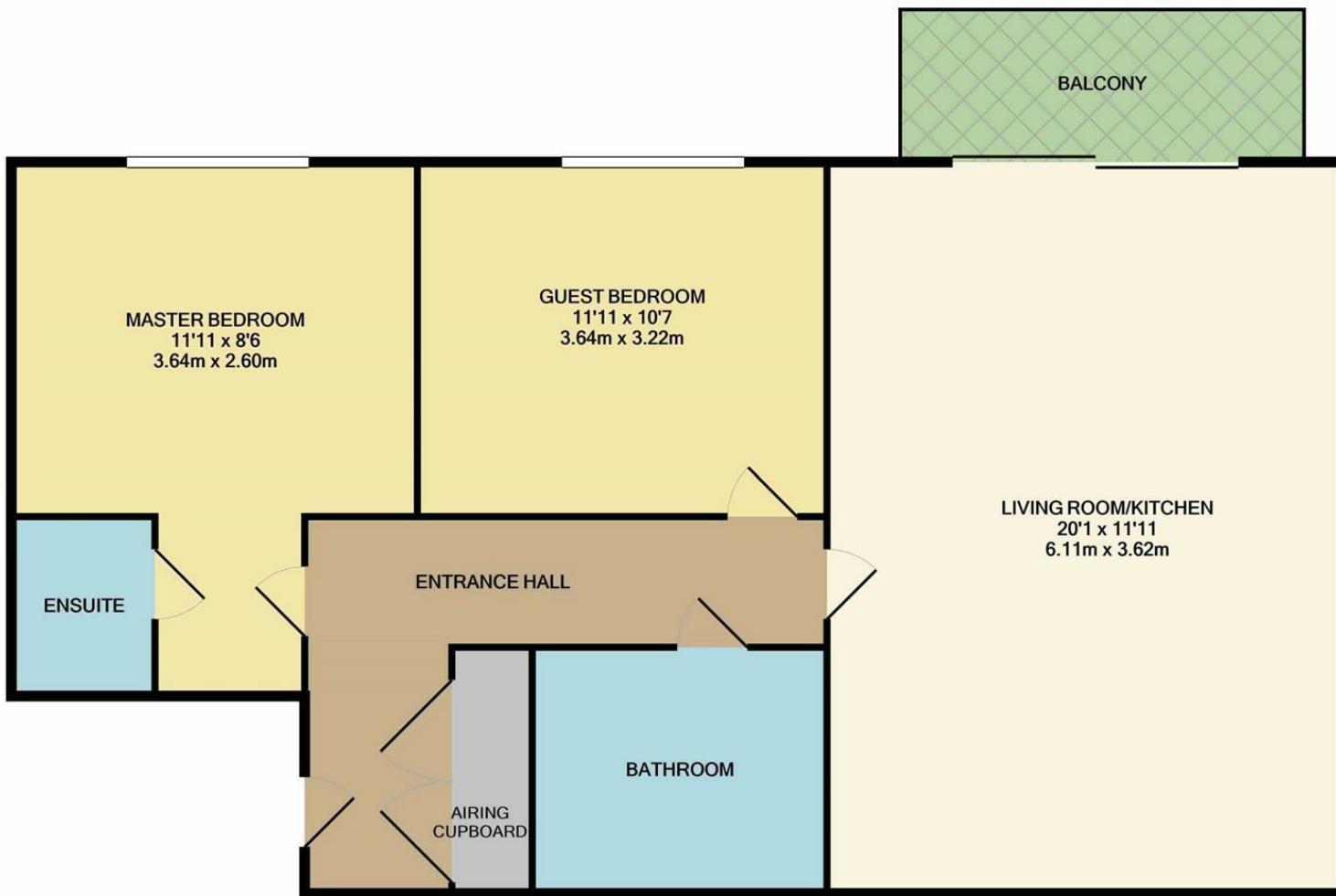
Agent Note

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B	82	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A		
(81-91) B	1	1
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	





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