



## 1408 CYPRESS PLACE 9 NEW CENTURY PARK MANCHESTER, M4 4EH

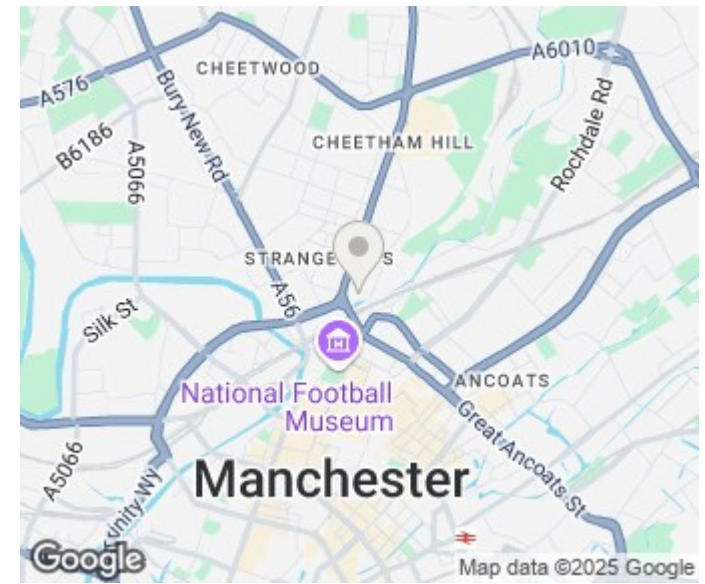
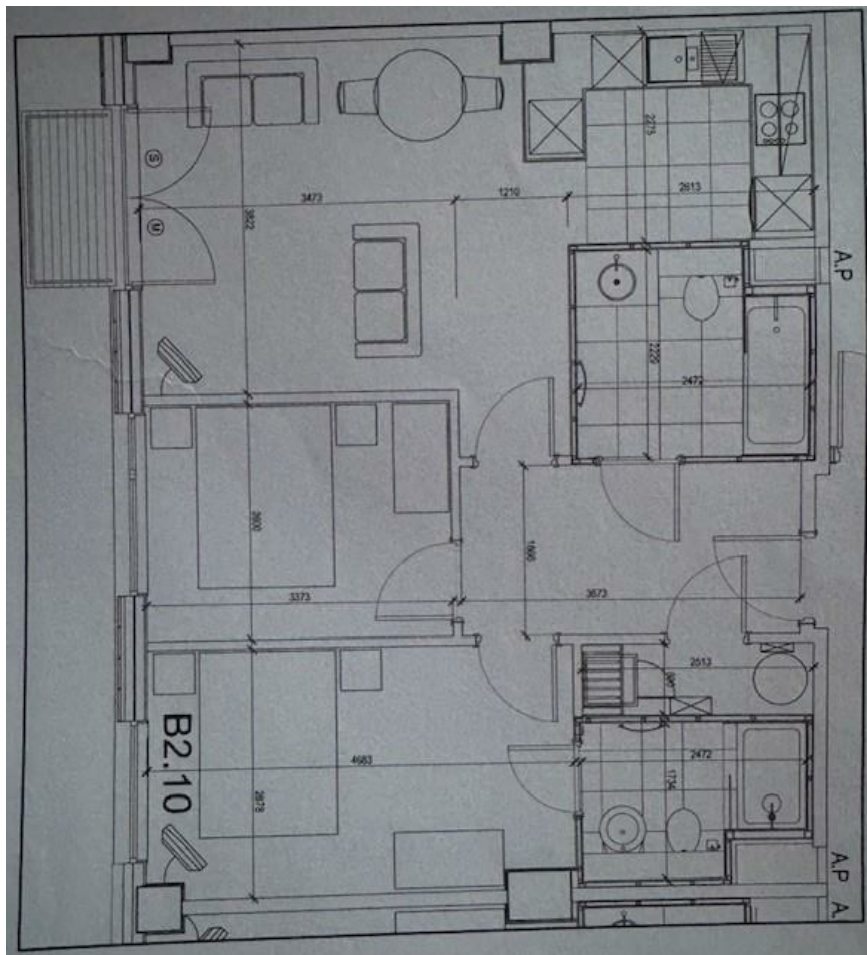
£255,000  
LEASEHOLD

This luxury fourteenth floor apartment is beautifully presented to the highest standard and briefly comprises of a large bright open plan living space that runs through to a high specification kitchen with integrated appliances. This room further boasts balcony access with gorgeous city scape views. Throughout the apartment has the benefit of high ceilings and floor to ceiling windows which were only installed in floors fourteen upwards.

There are two true double bedrooms with the master bedroom benefitting from en-suite facilities that contains a double-size shower. The luxury main bathroom suite is fully tiled and completes this prestigious apartment perfectly. The property further benefits from a secure underground parking space and the development holds an EWS1 form with a B1 rating.

The property has recently had a new dishwasher and freezer installed, and the owner is open to offers and negotiation for any of the main furniture to be included in the sale. The property currently

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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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