



# Apt 816 Barton place, Green Quarter, Hornbeam Way, Manchester, M4 4AU

\*Mortgage buyers invited using the big 6 lenders. Cladding/fire safety remediation works are going to be covered by the developer - no costs for the leaseholders. Contact branch for more details\*.

Jordan Fishwick are pleased to offer for sale this well presented two bedroom apartment, found on the 8th floor in the very popular Green Quarter, Manchester. The apartment briefly comprises of: entrance hall with storage cupboard which also houses the water tank, open plan living room/kitchen with integrated appliances such as fridge/freezer, oven/hob and a dishwasher. Sliding doors giving access to the balcony with views of the communal gardens. Two double bedrooms, master with en-suite shower room, and a well appointed family bathroom. The Property also includes a parking space.

## Price £195,000

### Viewing arrangements

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

### The Building

The property is situated in a friendly neighbourhood, providing a sense of community while still being close to local amenities and transport links. Whether you are looking to enjoy the vibrant city life of Manchester or prefer the tranquillity of suburban living, this home offers the best of both worlds.

In summary, this house on Hornbeam Way is a wonderful opportunity for those seeking a modern, comfortable living space in a desirable location. With its thoughtful layout and contemporary features, it is sure to appeal to a variety of buyers or renters alike. Do not miss the chance to make this charming property your new home.

### Kitchen / Lounge

20'9" x 13'7"

Very spacious open plan kitchen / lounge, Integrated hob/oven, Dishwasher, Fridge/ Freezer and extractor fan. spot lighting, electrical heater, TV access points, balcony with views onto the communal gardens.

### Bedroom One

13'2" x 8'0"

Fitted Carpets, Double Glazed UPVC window, electrical power sockets, electrical heater.

### Bathroom

7'6" x 5'6"

Part Tiled Bathroom, hand wash basin, WC, shower attachment with mixer, heated towel rail, fitted mirror.

## Bedroom Two

9'11" x 16'0"

Fitted carpets, Double Glazed UPVC window, electrical power sockets, spot lighting, electrical heater, access to ensuite.

## Ensuite

5'3" x 5'11"

Part tiled En-suite, shower attachment with mixer, hand wash basin, WC and fitted mirror.

## Additional Information

Lease - 150 years from 2006

Service charges - £2,453.28 per annum

Ground rent - £250 per annum

Managing agents - Living City

Council Tax- E

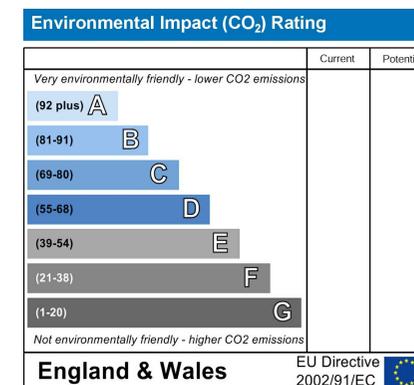
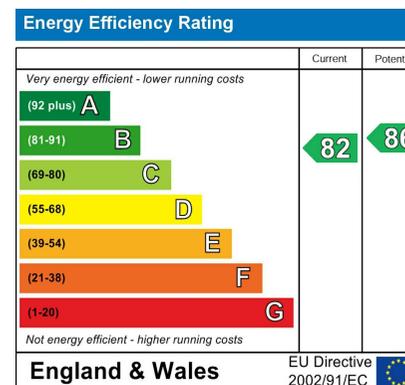
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## Agents Notes

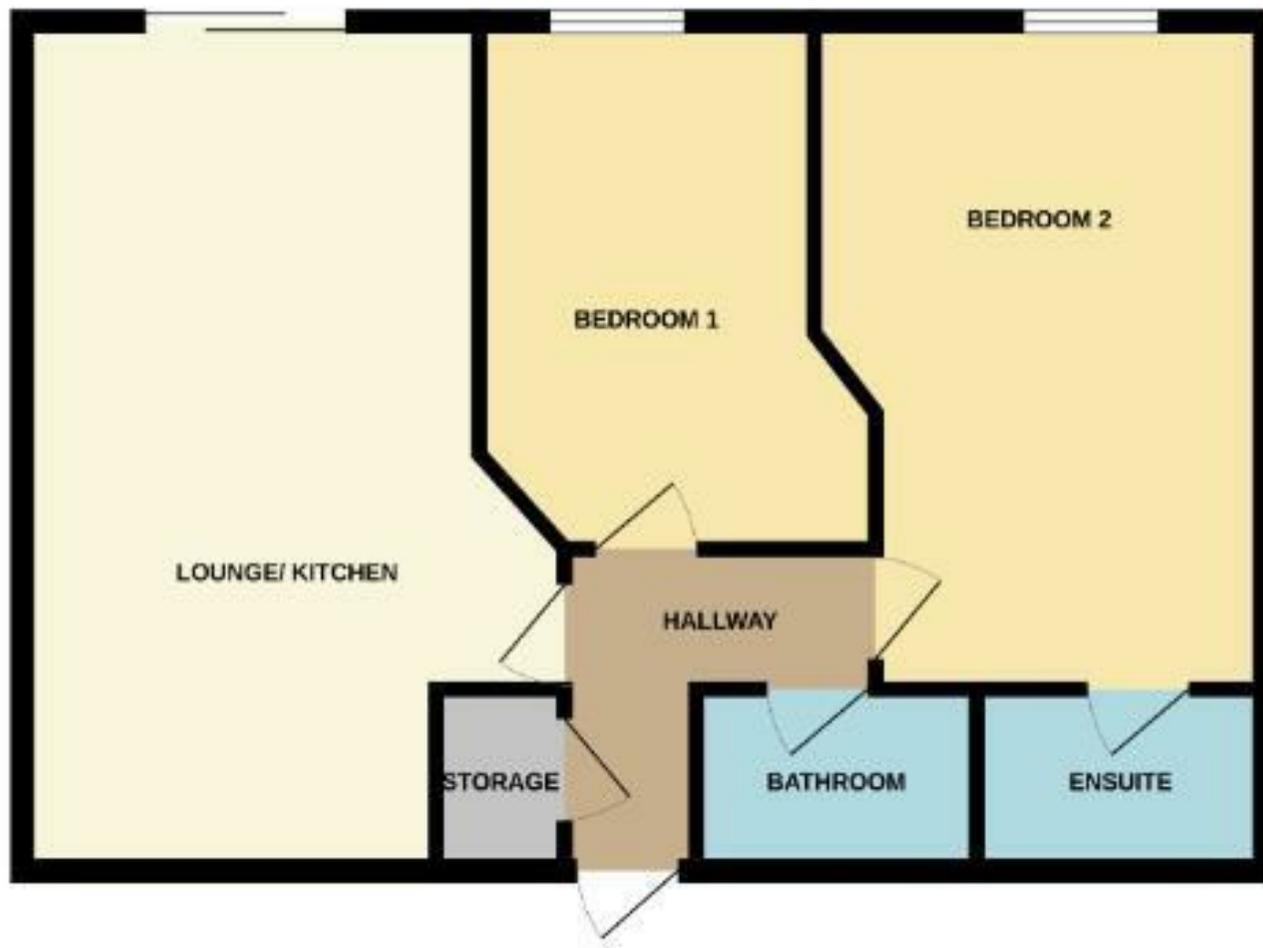
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## Externally

The property benefits from a balcony and an allocated underground parking space







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