



Apt 807 Barton Place, 3 Hornbeam Way, Green Quarter, Manchester, M4 4AU

Jordan Fishwick are pleased to offer for sale this two bedroom, two bathroom apartment in the very popular Green Quarter, M4. This 8th floor apartment briefly comprises of: entrance hall with storage cupboard which also houses the water system, open plan living room/kitchen with storage cupboard, sliding doors giving access to the balcony, two double bedrooms, master with en-suite shower room, and a well appointed family bathroom. Allocated parking space.

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.

Asking Price £210,000

Viewing arrangements

Viewing strictly by appointment through the agent

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

Entrance Hall

Laminate flooring, deep storage cupboard housing hot water system and plumbing for washer/ Electric heater. Doors to-

Living/Kitchen

21'7" x 11'10"

Spacious room with fitted kitchen appliances, fridge, freezer, dishwasher, oven and hob. Access to the balcony. Electric heater and t.v point.

Bedroom One

14'7" x 7'5"

Double glazed window and electric heater. Door to-

En-Suite

7'6" x 4'3"

Walk in shower with tiled walls, wash hand basin, w.c. Fitted mirror and chrome heated radiator.

Bedroom Two

10'8" x 8'11"

Double glazed window and electric heater

Bathroom

7'6" 5'9"

Three piece bathroom suite with shower attachment, part tiled walls, wash hand basin, w.c. Fitted mirror and chrome heated radiator.

Externally

The property has a balcony off the living room and underground allocated parking space.

Additional Information

Lease - 150 years from 2006

Service charges - £2528 per annum

Ground rent - £250 per annum

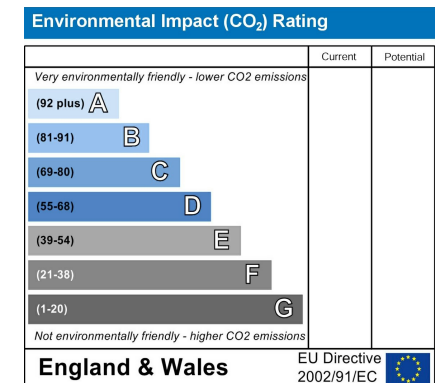
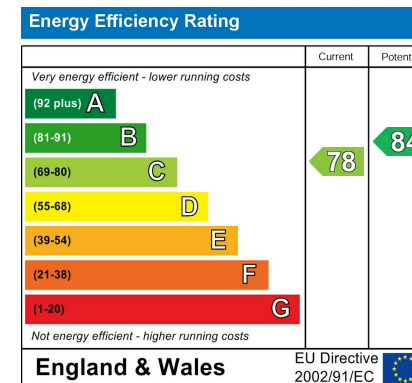
Managing agents - Living City

Agents Notes

To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.

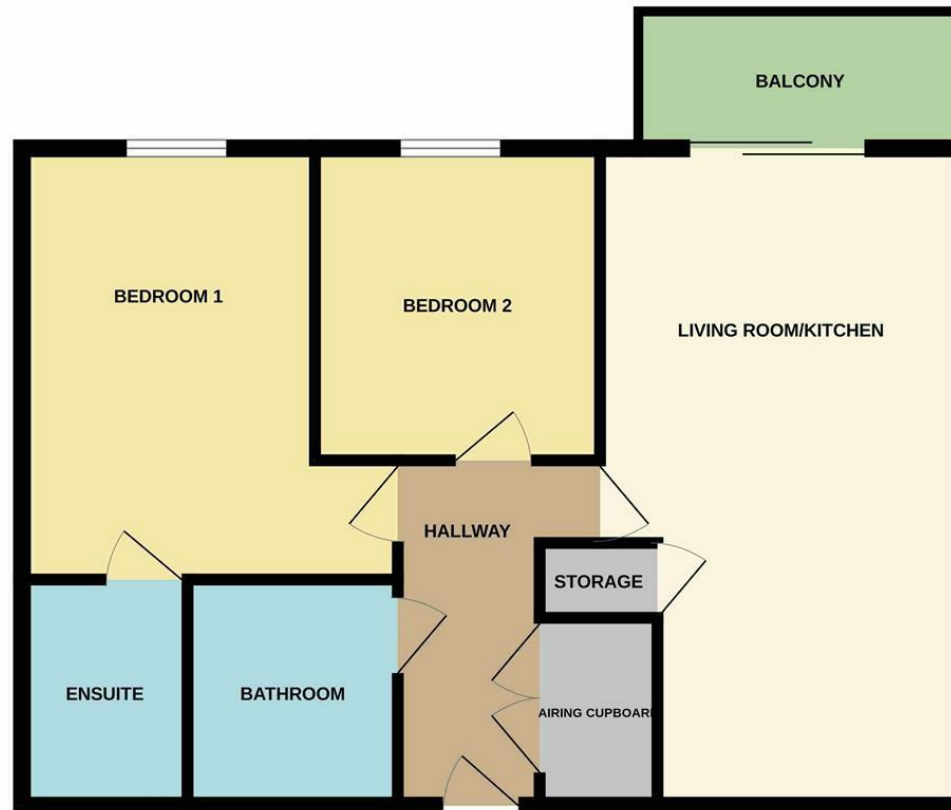
Disclaimer

IMPORTANT NOTE TO PURCHASERS: The lease, ground rent and service charges should all be checked via the solicitors for clarification. We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only, and are not precise. If floor plans were included, these may not be to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us.





GROUND FLOOR



These particulars are believed to be accurate but they are not guaranteed and do not form a contract. Neither Jordan Fishwick nor the vendor or lessor accept any responsibility in respect of these particulars, which are not intended to be statements or representations of fact and any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Any floorplans on this brochure are for illustrative purposes only and are not necessarily to scale.

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