



Apt 6.1B Melia House, 2 Hornbeam Way, Green Quarter, Manchester, M4 4AY

Located on the 6th floor this two bedroom apartment in the Melia House development. 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. The Master bedroom including an en-suite, a modern family sized bathroom, you will enjoy the luxury of ample facilities, ensuring that morning routines are a breeze. Parking Included. Funding in place but works on the EWS-1 are yet to start. Mortgage buyers welcome but need to check with their provider first.

Asking Price £185,000

Viewing arrangements

Viewing strictly by appointment through the agent

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

Entrance Hallway

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

Kitchen

8'2" x 9'3"

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

Lounge

11'1" x 15'3"

Fitted carpets, spotlights. TV/Telephone points. Wall mounted electric heater. Access to the balcony.

Bedroom One

8'6" x 14'10"

TV point. Ceiling light. Wall mounted electric heater.

En-suite

4'10" x 6'10"

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

Bedroom Two

16'8" x 8'6"

TV point. Ceiling light. Wall mounted electric heater.

Bathroom

7'5" x 5'10"

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 - £2,858.88 per annum

Council Tax Band -D

EPC Rating-

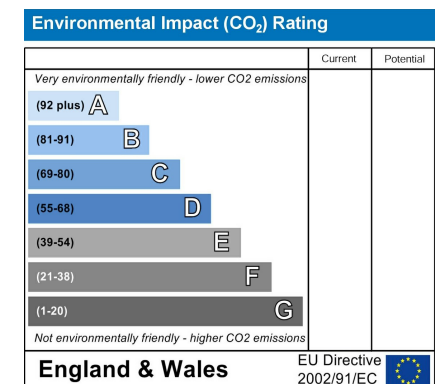
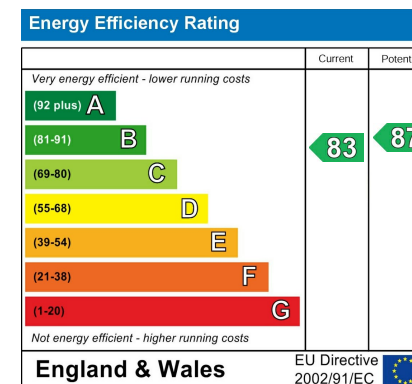
Managing Agent- Living City

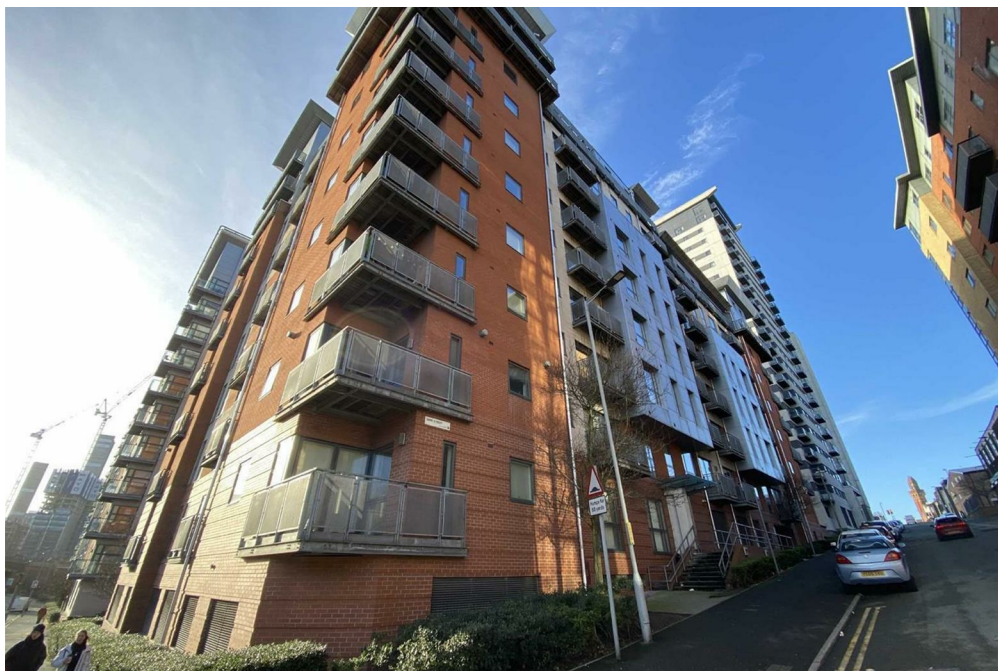
Agents Notes

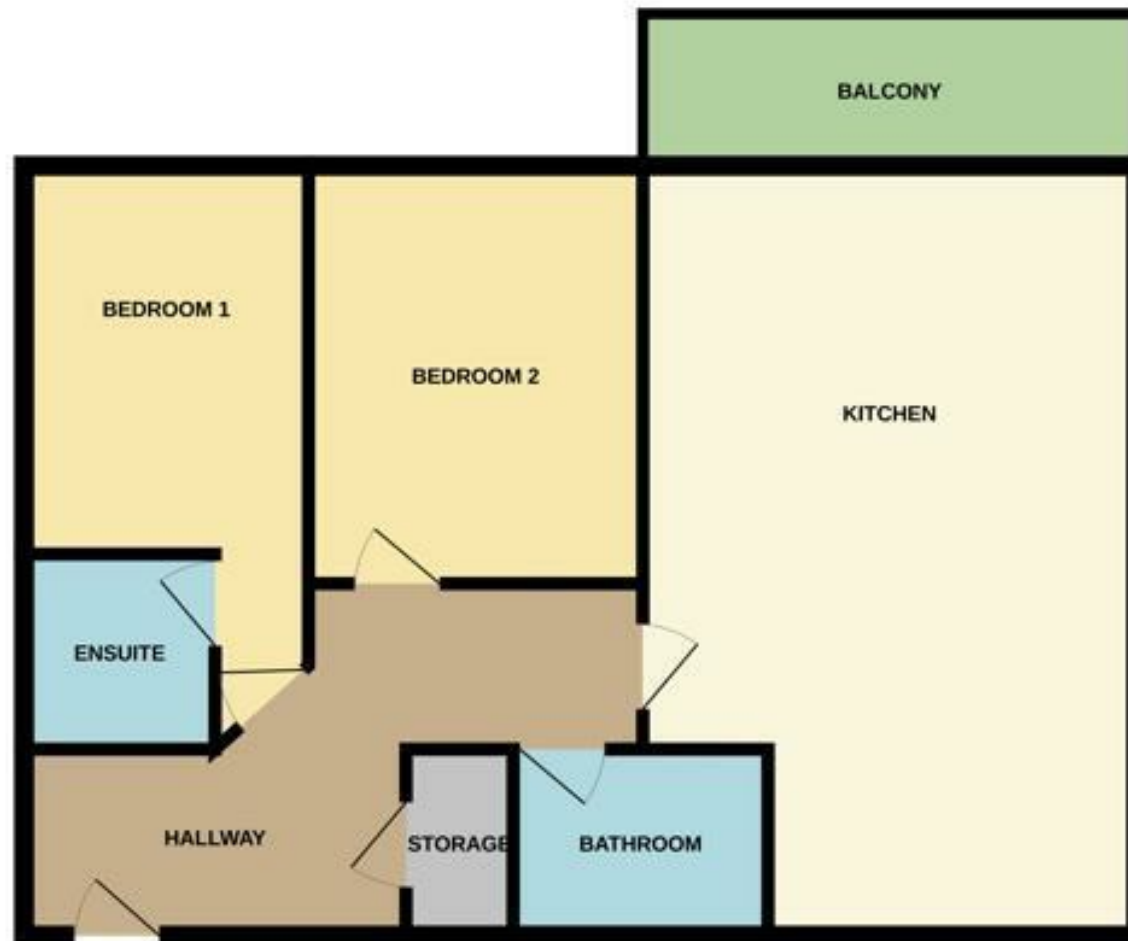
To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask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







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.

Offices at: Chorlton, Didsbury, Disley, Hale, Glossop, Macclesfield, Manchester Deansgate, Manchester Whitworth Street, New Mills, Sale, Wilmslow and Withington

245 Deansgate, Manchester, M3 4EN

0161 833 9499 opt 3

manchester@jordanfishwick.co.uk
www.jordanfishwick.co.uk

