



# Apt 406 Cypress Place, 9 New Century Park, Manchester, M4 4EE

We are pleased to have for sale this immaculate two bedroom apartment found on the 4th floor of the Cypress Place development, Green Quarter. The property comprises of an entrance hallway, kitchen with integrated appliances, lounge with access to a balcony with courtyard views, two double bedrooms with the master including an en-suite, a family sized bathroom with modern fixtures and fittings. No Chain. Mortgage Buyers Welcome. EWS-1 Available.

## Asking Price £215,000

### Viewing arrangements

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

#### Entrance Hallway

Leads to all rooms, storage with hot water tank and plumbing for washing machine

#### Kitchen

9'10" x 7'7"

Range of wall and base units with complimentary kitchen worktop, integrated fridge / freezer, oven / hob, extractor fan, dishwasher, tiled flooring.

#### Lounge

14'4" x 11'8"

Access to balcony with court yard views, fitted carpets, spot lighting, electric heater, T.V access point.

#### Bedroom One

9'1" x 15'4"

Fitted carpet, spot lighting, double glazed UPVC window, electric heater, access to en-suite.

#### Bathroom

8'1" x 9'4"

Part tiled, Low level W.C, hand wash basin, fitted mirror, bath with mixer, heated towel rail.

#### Bedroom Two

10'7" x 9'3"

Fitted carpet, spot lighting, double glazed UPVC window, electric heater.

#### En-Suite

8'0" x 4'8"

Low level W.C, hand wash basin, fitted mirror, en-closed shower cubicle, rain attachment with mixer, heated towel rail.

#### Externally

Access to balcony through lounge. Allocated parking space. Access to communal garden.

### Additional Information

Lease - 150 Years from 1st August 2006

Service charges - £3,409.38

Ground rent - £250 per annum

Council Tax Band E

EPC Rating - B

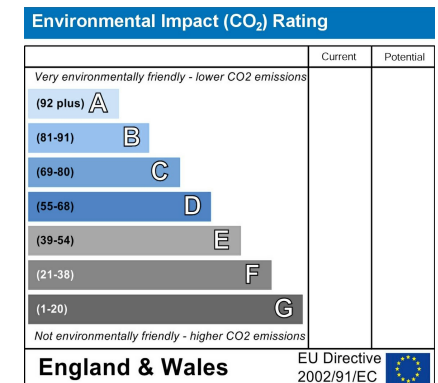
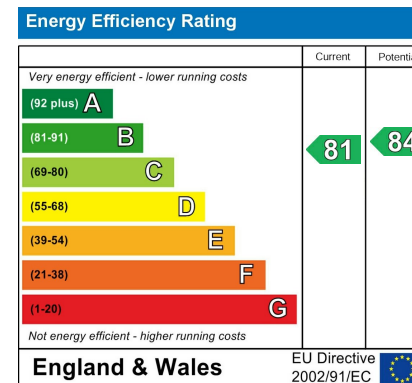
Managing Agent - Living City

### Agents Notes

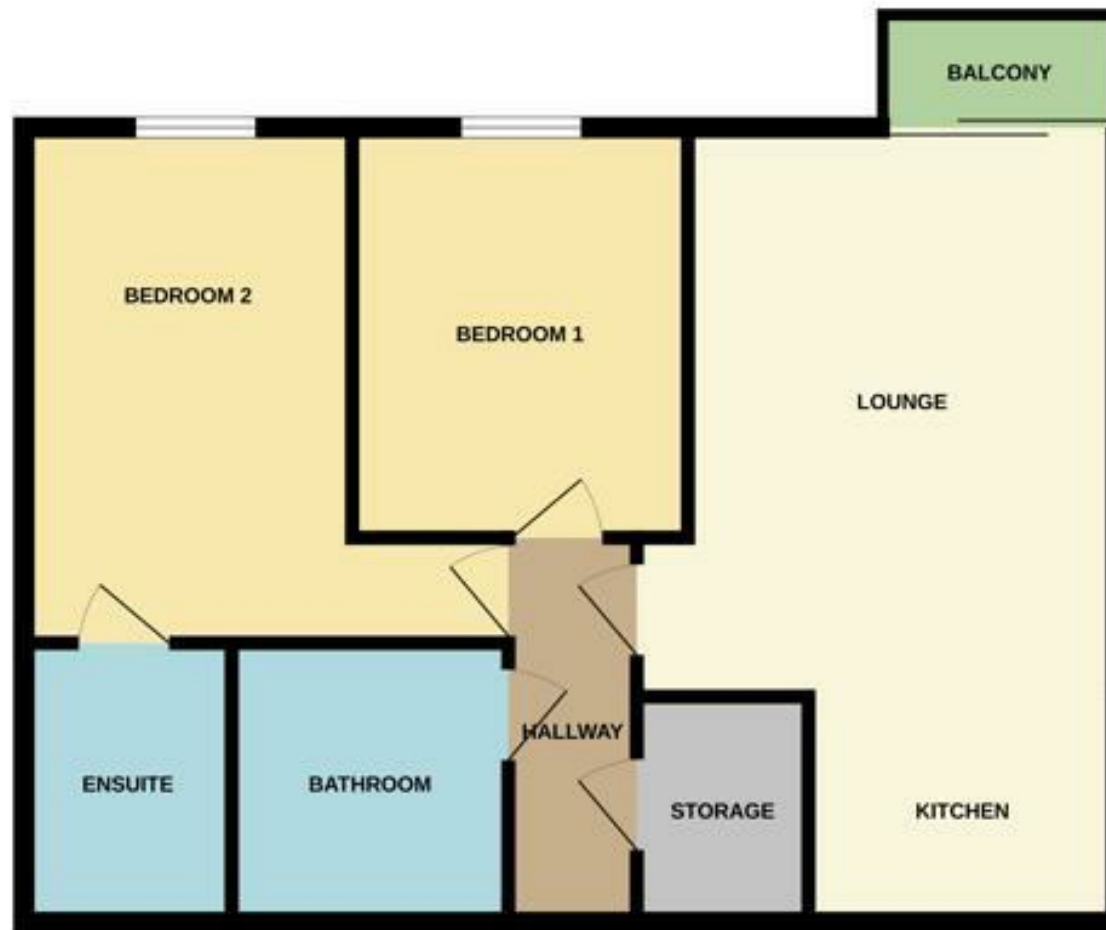
To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask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

[www.jordanfishwick.co.uk](http://www.jordanfishwick.co.uk)

