

£200,000

Berton Place, 3 Hornbeam Way, Manchester, M4 4AU



2

Bedrooms



2

Bathrooms

Citypoint 2, 156 Chapel Street, , Manchester, M3 6BF |  
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0161 227 9990

£200,000

Berton Place, 3 Hornbeam Way, Manchester, M4 4AU



Offered to the market with no onward chain. C & R City are pleased to bring to the market a spacious two bedroom, two bathroom apartment situated in Barton Place, a highly desirable Green Quarter district of Manchester City Centre. This well-presented two-bedroom apartment offers contemporary living in a prime location and is available with vacant possession, making it ideal for both owner-occupiers and investors. Located on the sixth floor of Barton Place, the property features a bright and spacious open-plan living and dining area with direct access to wrap around balcony. The modern fitted kitchen is fully integrated and offers excellent storage and workspace. The accommodation further comprises a generous master bedroom with en-suite shower room, a second double bedroom, and a stylish three-piece family bathroom.

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Perfectly positioned to enjoy everything Manchester city centre has to offer, residents benefit from easy access to a wide range of amenities, transport links, and the AO Arena. The vibrant neighbourhoods of Ancoats and the Northern Quarter are just a short walk away, offering an excellent selection of independent cafés, restaurants, bars, and cultural attractions.

\*Cladding works underway which are fully funded. We are inviting mortgage buyers due to the most recent announcement by the 6 big lenders advising they are starting to lend on buildings over 18m without and EWS1. Please take advice from mortgage lender or speak to branch to discuss\*

**Lounge** *6.95m x 3.19m (22' 10" x 10' 6")*

Bright & Spacious lounge, electric radiator, ceiling light point, double glazed windows and sliding door to wrap around balcony. Beautifully presented kitchen with a range of fitted base and wall units with, integral oven, integrated electric hob, sink unit with mixer tap, built in dishwasher.

**Master Bedroom** *3.63m x 3.13m (11' 11" x 10' 3")*

Spacious double bedroom, ceiling light point, electric radiator, double glazed window, built in wardrobe. Carpet Flooring.

**En-Suite** *1.61m x 2.06m (5' 3" x 6' 9")*

Three piece suite comprising walk in shower, wash hand basin, low level WC, towel radiator, part tiled walls

**Bedroom Two** *3.20m x 2.60m (10' 6" x 8' 6")*

Double bedroom, ceiling light point, electric radiator, double glazed window, carpet flooring.

**Bathroom** *1.73m x 2.31m (5' 8" x 7' 7")*

Three piece bathroom suite comprising bath with overhead shower, wash hand basin, low level WC, towel radiator, floor to ceiling tiled walls, tiled flooring.

**General Information.**

129 Years Remaining On The Lease. Service Charge Apporx £2614.14 per annum, Ground Rent £250 per annum. Council Tax Band: D. EPC Rating: C.

**Agents Notes**

NOTICE: C & R Properties for themselves and for the vendors or lessors of this property who's agents they are give notice that: (i) the particulars are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor part of an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or other wise as to the correctness of each of them; (iii) no person in the employment of C & R Properties has any authority to make or give any representation or warranty whatever in relation to this property.

**Thinking Of Selling**

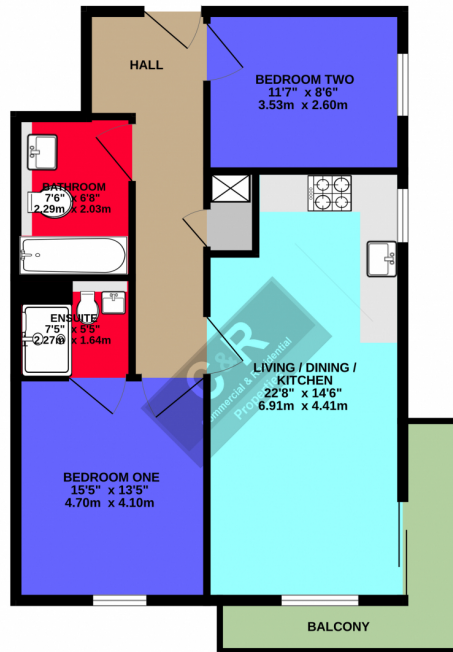
If you're considering selling your property, C & R Properties would be delighted to assist. We offer free property valuations, giving you an accurate understanding of your

home's value in today's ever changing market, an ideal starting point before putting your property up for sale. To arrange your free valuation, simply call us, email us, or visit our office, and we'll be happy to schedule an appointment at a time that suits you.

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GROUND FLOOR  
617 sq.ft. (57.3 sq.m.) approx.



C & R PROPERTIES

TOTAL FLOOR AREA: 617 sq.ft. (57.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for guidance purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<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, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

Address: 3, Hornbeam Way, M4

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
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