

# Apt 114 Masson Place, Hornbeam Way, Green Quarter, Manchester, M4 4AJ

Jordan Fishwick are pleased to offer this immaculately presented, first floor, two bedroom apartment in Masson Place, Green Quarter. The apartment has been beautifully renovated throughout, including new kitchen and bathrooms, giving the lucky buyer the opportunity to move straight on in. The apartment briefly comprises of: entrance hall, open plan living room and kitchen with access to the balcony, two double bedrooms, master with en-suite and a well appointed bathroom. There is also a storage cupboard to the hallway housing washing machine and water tank. Secure undercroft parking included. PET FRIENDLY!

\*CLADDING/FIRE SAFETY REMEDIATION WORKS FULLY FUNDED. Start date Spring 2026. Mortgages may be accepted using big 6 lenders. Speak to your mortgage broker or the branch for more information\*

## 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. Ceiling light. Storage cupboard housing water tank and washing machine. Wall mounted heater.

#### Living Room/Kitchen

22'4" x 12'10"

Updated kitchen with range of wall and base units with worktops over. Sink with mixer tap. Cooker with hob and extractor over. Space for fridge/freezer. Laminate flooring. Ceiling and spotlights. Wall mounted heater. Intercom system. TV and telephone point. Access to balcony.

#### Bedroom One

14'6" x 9'10"

Laminate flooring. Ceiling light. Wall mounted heater.

#### En-suite

Updated ensuite with low level W/C. Sink with mixer tap. Shower cubical. Spotlights. Heated towel rail. Shaver point.

#### Bedroom Two

12'2" x 8'6"

Laminate flooring. Ceiling light. Wall mounted heater.

#### Bathroom

Updated bathroom suite with low level W/C. Sink with mixer tap. Bath with rain head shower over. Spotlights. Heated towel rail. Shaver point.

#### Externally

Under croft parking. 24 hour security. Lift to all floors. Gate communal gardens.

## Additional Information

Service charge - £2400.12 per year

Ground rent - £250 per year

Buildings Insurance - £1450 per year

Lease - 150 years from 2006

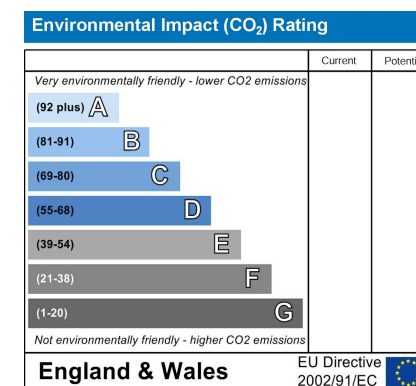
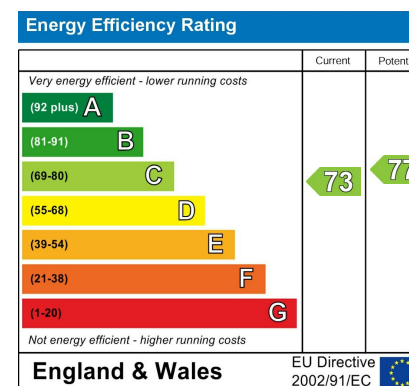
Managing agents - Living City

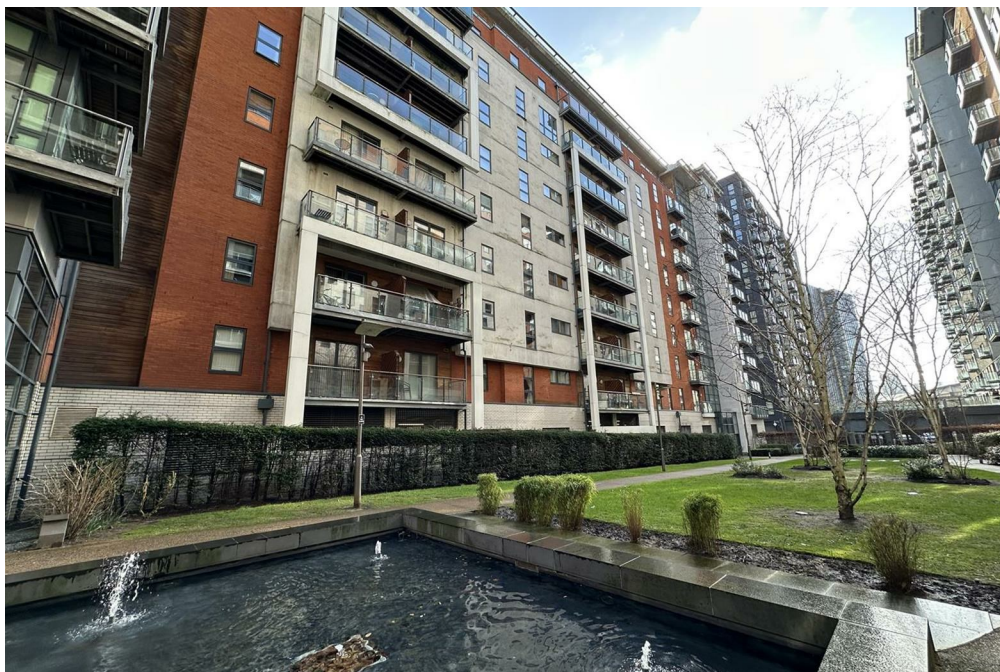
## Agents Note

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.





## 1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only.  
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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)

