



Apt 406 Cypress Place, 9 New Century Park, Green Quarter, 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

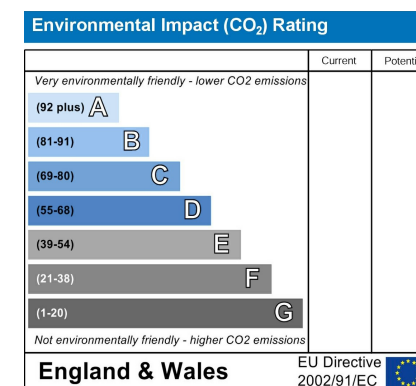
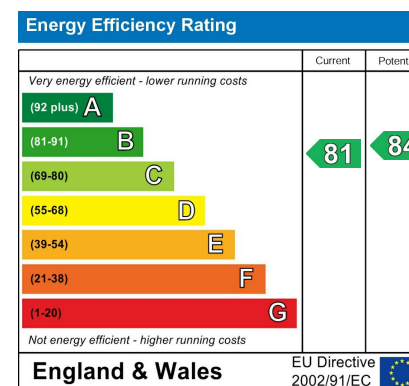
Managing Agent - Living City

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

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