



## **Hallmark Tower, 6 Cheetham Tower, Manchester, M4 4GA**

**£265,000**

A two bedroom 2 bathroom apartment for sale in the heart of the City Centre.

Hallmark Tower, is designed with community at its heart and facilitates a friendly and sociable environment boasting an exquisite twelfth floor residents only roof terrace with views across Manchester City Centre.

This luxurious apartment has been finished to the highest of standards throughout. It has an open plan, contemporary design and offers floor to ceiling windows and balcony.

EWS1 compliant  
Service charge £2500 per annum  
Ground rent £300 per annum  
Lease: 132 years remaining

\*The above information has been provided to Cityzen by the client but not verified and upon entering into a purchase you should instruct a lawyer to check this information.

- HALLMARK TOWER
- LUXURY LIVING
- BALCONY
- 2 BEDROOMS
- HEART OF CITY CENTRE
- RESIDENTS ROOF TERRACE
- 2 BATHROOMS
- AMPLE STORAGE SPACE

# Hallmark Tower, 6 Cheetham Tower, Manchester, M4 4GA



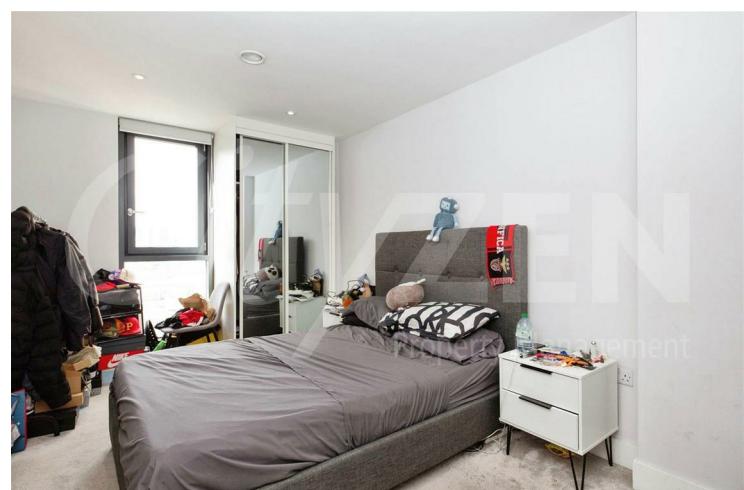
RESIDENTS ROOF TERRACE



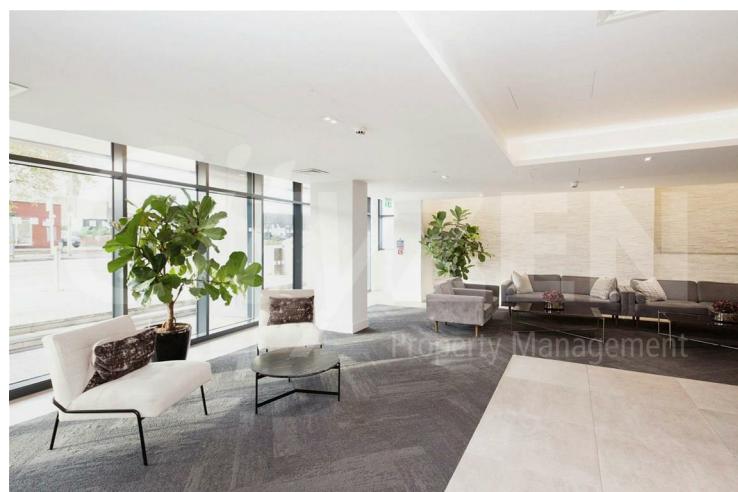
HALLMARK TOWER



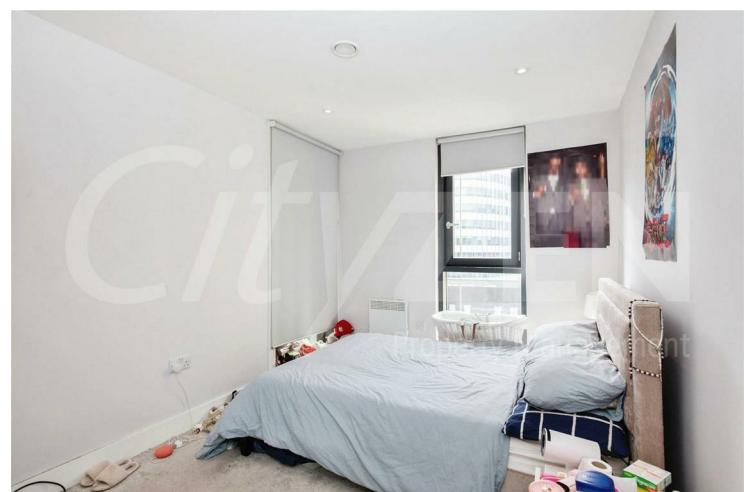
ENTRANCE LOBBY



BEDROOM



LOBBY AREA

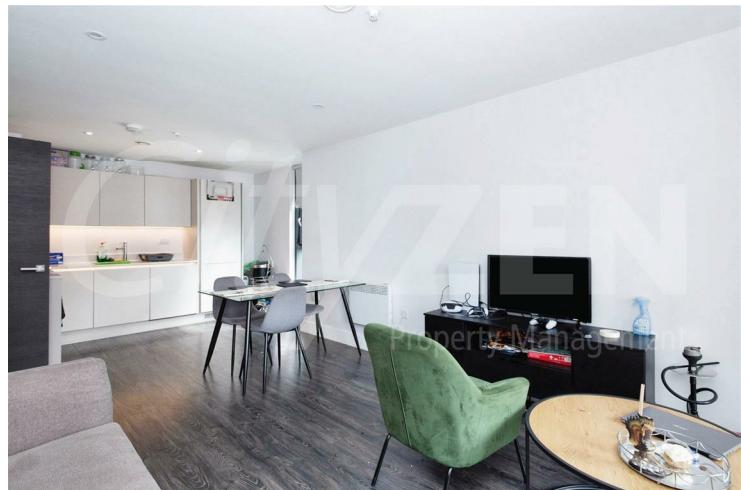


BEDROOM

# Hallmark Tower, 6 Cheetham Tower, Manchester, M4 4GA



BATHROOM



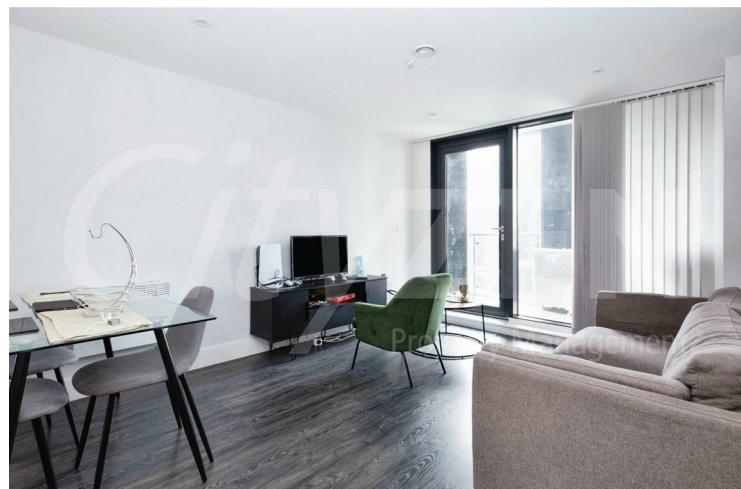
RECEPTION ROOM



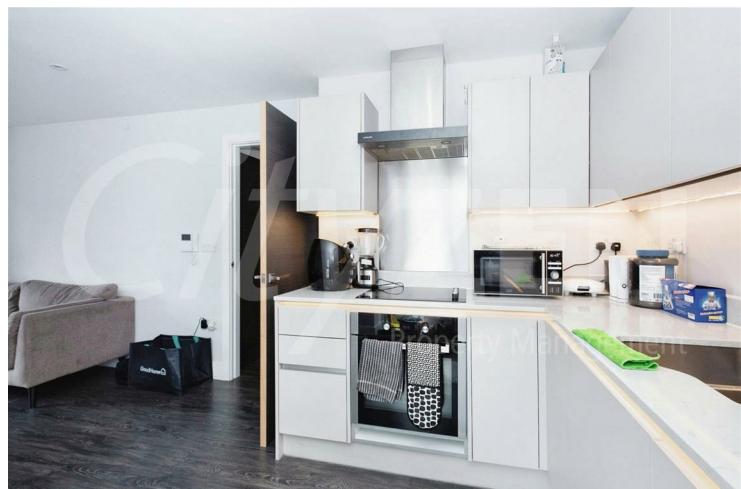
HALLWAY



KITCHEN



RECEPTION ROOM



KITCHEN

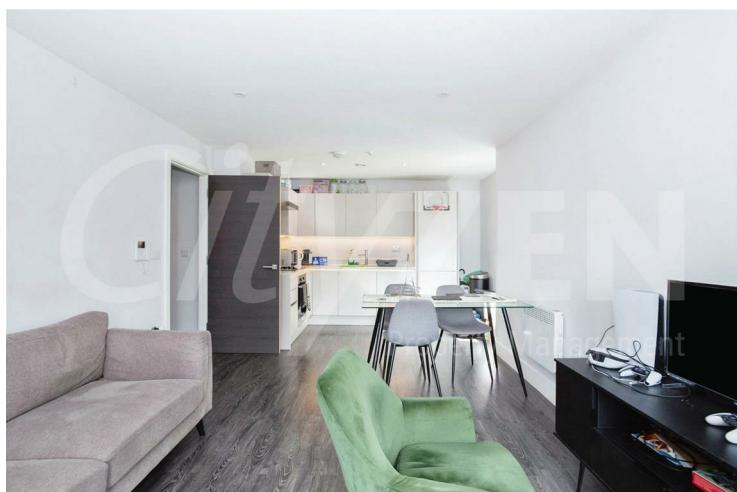
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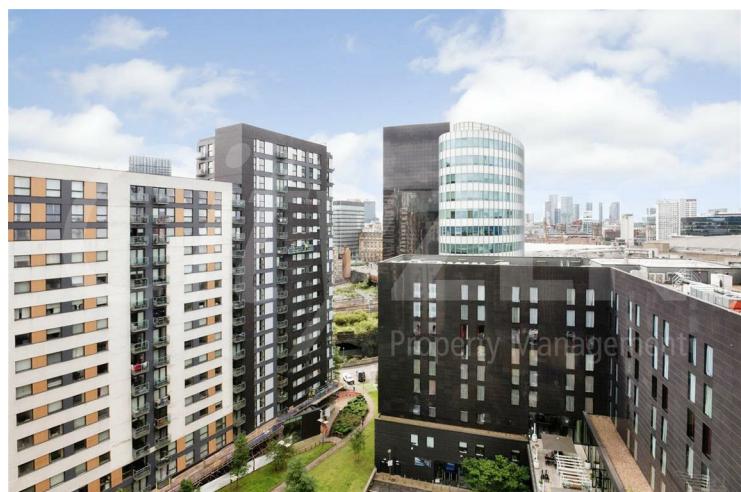
RECEPTION ROOM



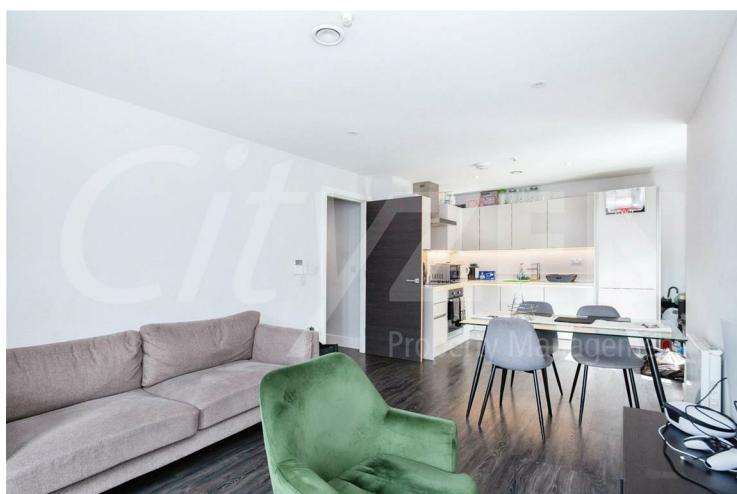
BALCONY



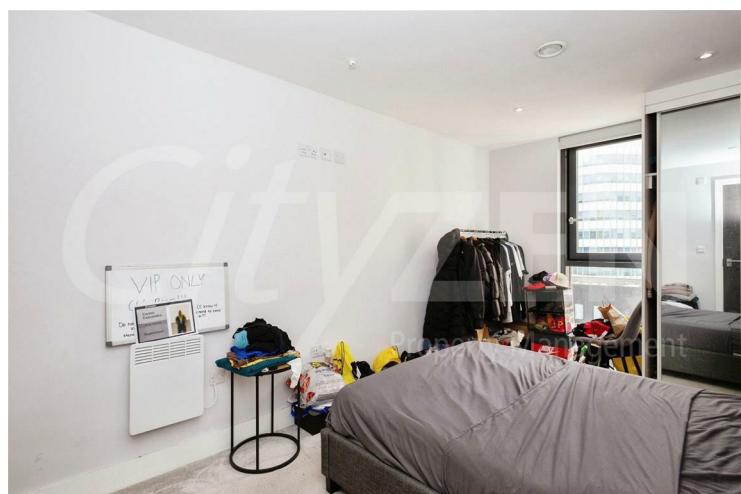
RECEPTION ROOM



VIEW



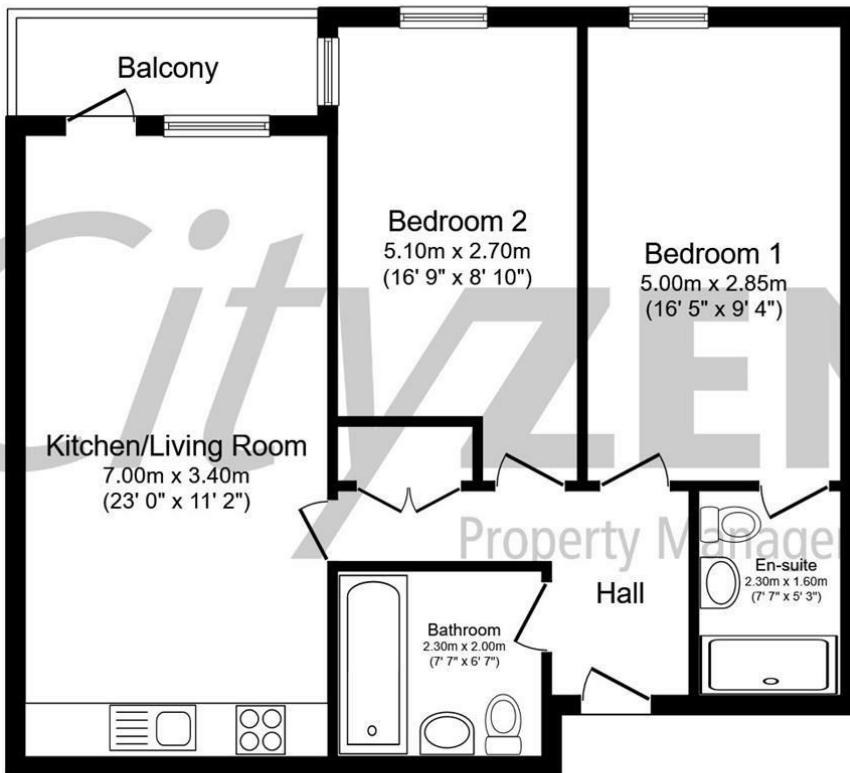
RECEPTION ROOM



BEDROOM



**BEDROOM**



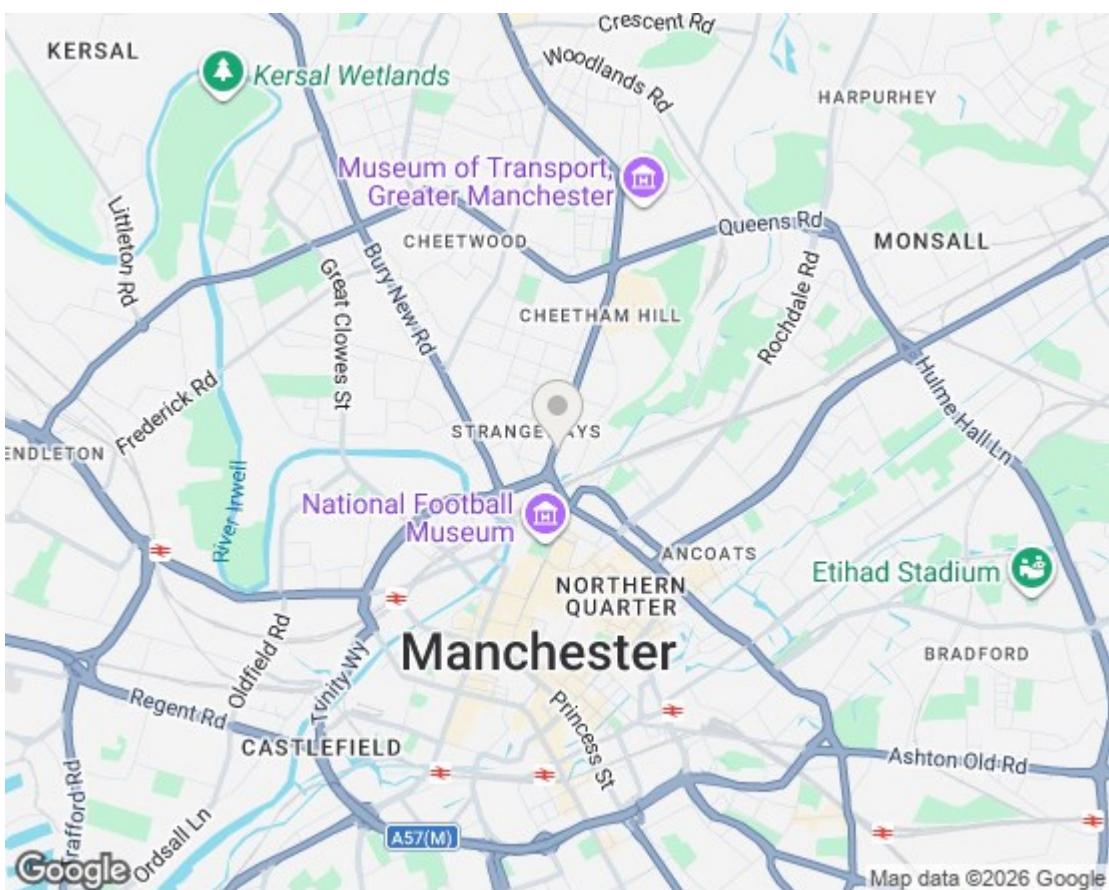
Total floor area 68.3 m<sup>2</sup> (736 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	84	84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		



We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.