jordan fishwick

Apt 503 Vallea Court, Green Quarter, 1 Red Bank, Manchester, M4 4FE

Welcome to this exceptional corner apartment located at Vallea Court, Green Quarter, Manchester. This larger-than-average residence offers a generous 798 square feet of living space, making it an ideal choice for those seeking comfort and style in the heart of the city. Parking Included. Larger than average balcony

The apartment features two well-proportioned bedrooms, providing ample space for relaxation and rest. With two modern bathrooms, convenience is at your fingertips, ensuring that morning routines and evening unwinding are both effortless and enjoyable. The inviting reception room serves as a perfect gathering space, ideal for entertaining guests or simply enjoying a quiet evening in. The property is also EWS1 certified, providing peace of mind regarding safety and compliance.

Price £235,000

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

Entrance Hall
Spotlights. Laminate. Wall mounted heater. Cupboard housing water tank and washing machine.

Living Room
17'0" x 14'1"
Fitted carpet. Ceiling light. TV and telephone point. Door leading to full length balcony.

Kitchen
13'9" x 9'2"
Range of wall and base units with worktops over. Sink with mixer tap. Integrated fridge/freezer, dishwasher, cooker with grill, and microwave. Spotlights.

Bedroom One
15'2" x 12'7"
Fitted carpet. Ceiling light. Wall mounted heater. Access to ensuite.

En-suite
8'1" x 5'9"
Low level W/C. Sink with mixer tap. Shower with mixer shower over. Heated towel rail. Shaver point. Tiled.

Bedroom Two
11'1" x 8'6"
Fitted carpet. Ceiling light. Wall mounted heater.

Bathroom

8'1" x 6'10"
Low level W/C. Sink with mixer tap. Bath with mixer shower over. Heated towel rail. Tiled.

Externally

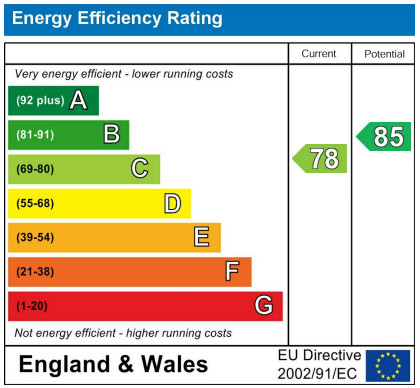
Secure allocated parking. Lifts to all floors. Communal roof garden. Site manager.

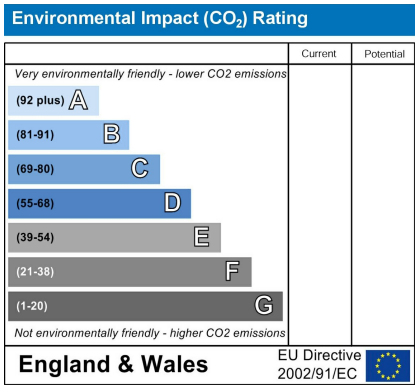
Additional Information

Ground rent: £250 per anum (After 25 years, the rent will increase with RPI, then increases every 10 years)
Service charge: £3904.66p per annum (including buildings insurance)
Lease - 150 years from 2006
Managing agents - Living City

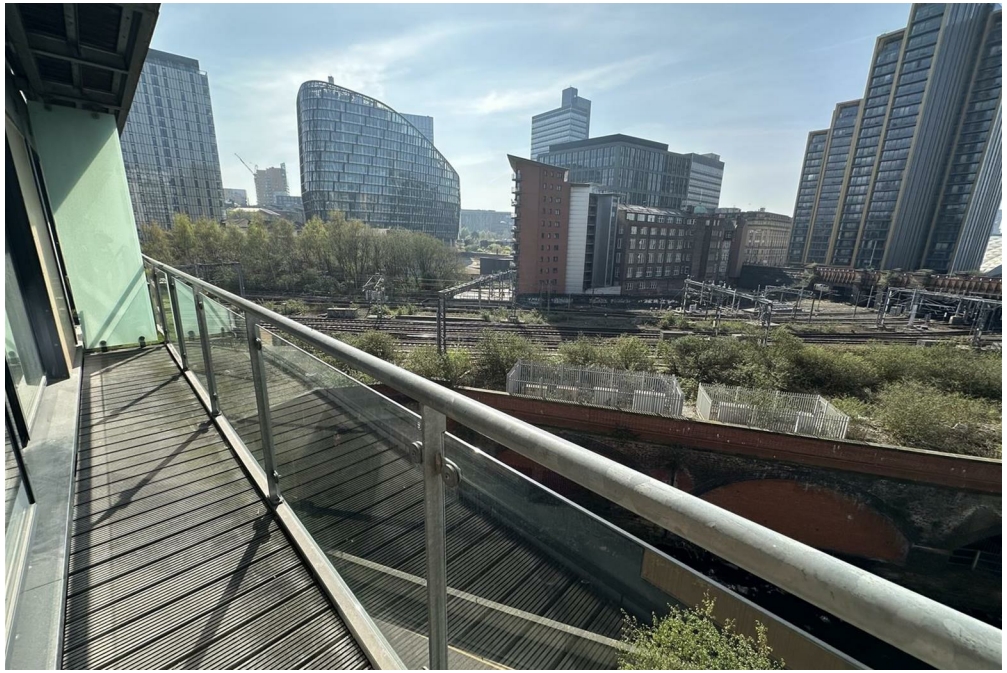
Agent notes

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.

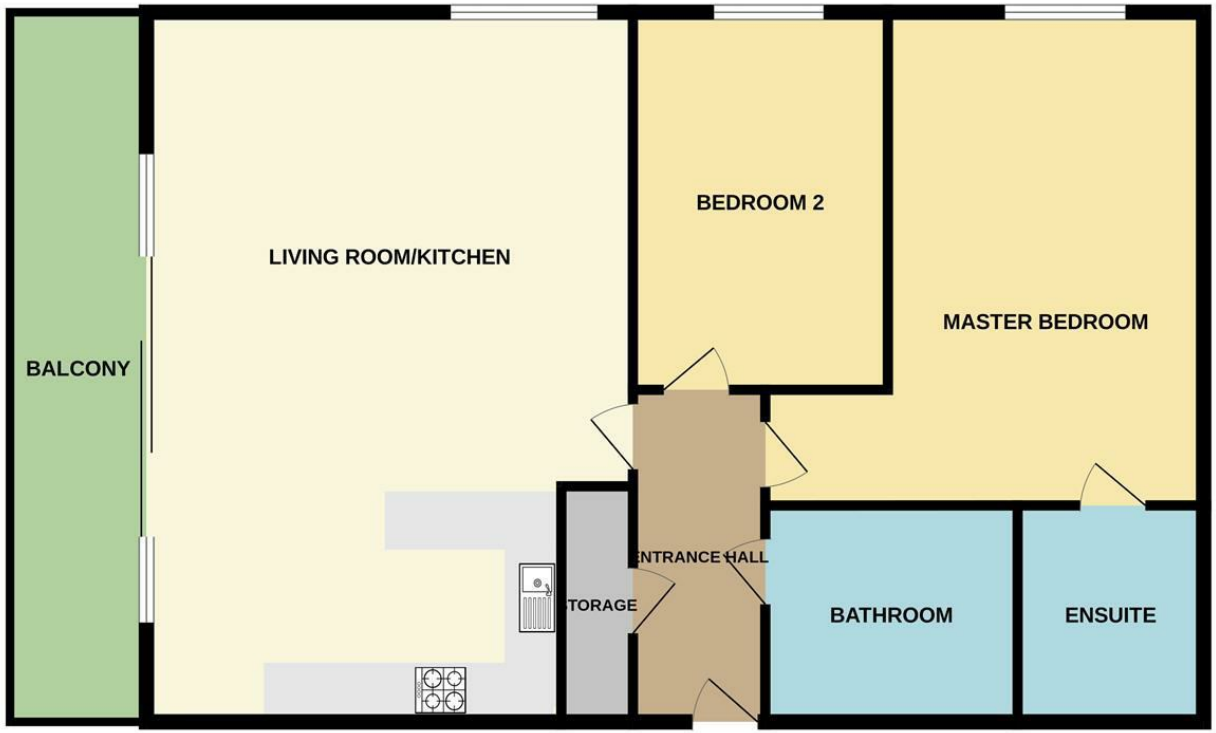




Email: manchester@jordanfishwick.co.uk



5TH FLOOR
798 sq.ft. (74.1 sq.m.) approx.



TOTAL FLOOR AREA : 798sq.ft. (74.1 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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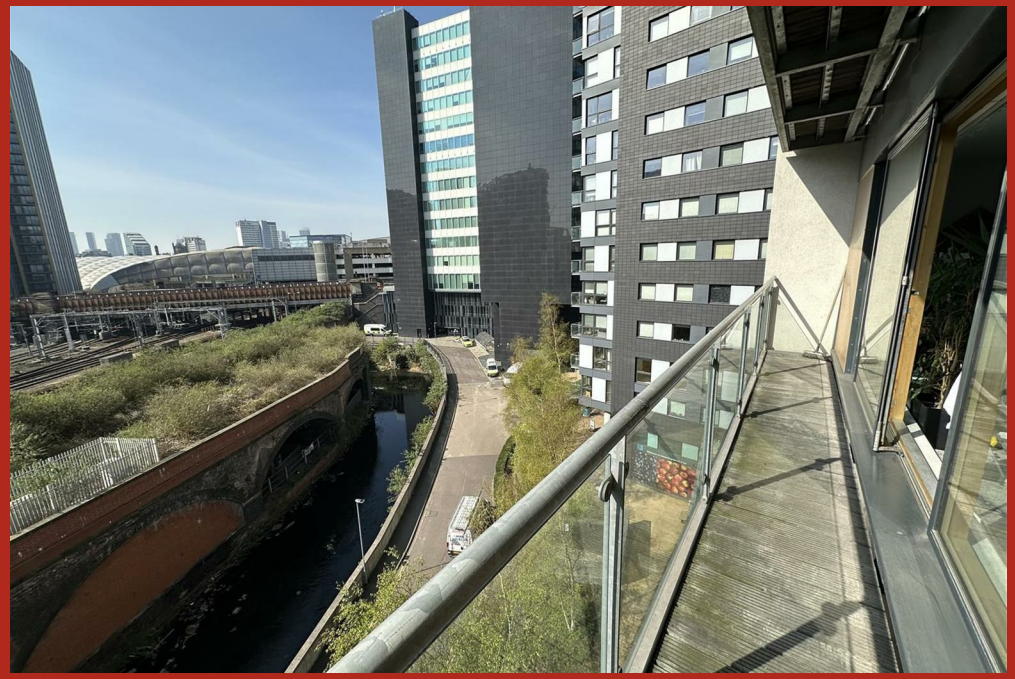
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