
LP21 KZZ
jordan fishwick

Apt 4.5B Melia House, 2 Hornbeam Way, Green Quarter, Manchester, M4 4AY

Located on the 4th floor this two bedroom apartment in the Melia House development benefits from parking. Upon entering, you will find a spacious reception room that serves as the heart of the home. The kitchen has integrated fridge / freezer, oven hob and dishwasher. The flat boasts two well-proportioned bedrooms with the master bedroom including an en-suite, a modern family sized bathroom with modern amenities. Parking Included. Funding in place but works on the EWS-1 are yet to start. Mortgage buyers welcome but need to check with their provider first.

Price £182,500

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

Entrance Hallway
Wooden flooring. Spotlights. Storage cupboard housing water tank and washing machine. Wall mounted electric heater.

Kitchen / Lounge
26'2" x 11'9"
Range of wall and base units with worktops over. Cooker with hob over and extractor fan. Integrated fridge/freezer and dishwasher. Sink with draining area and mixer tap over. Tiled flooring in kitchen area. Fitted carpets, spotlights. TV/Telephone points. Wall mounted electric heater. Access to the balcony through the lounge.

Bedroom One
8'6" x12'5"
TV point. Ceiling light. Wall mounted electric heater.

En-suite
4'9" x 6'5"
Partially tiled. Shower cubical with mixer shower. Low level W/C. Hand wash basin with mixer tap. Heated towel rail. Shaver point.

Bedroom Two
8'4" x 12'8"
TV point. Ceiling light. Wall mounted electric heater.

Bathroom
9'4" x 6'6"
Partially tiled. Bath with shower over. Low level W/C. Hand wash basin with mixer tap. Heated towel rail.

Externally
Balcony accessed through the lounge. Secure underground parking. Well maintained communal areas.

Additional Information

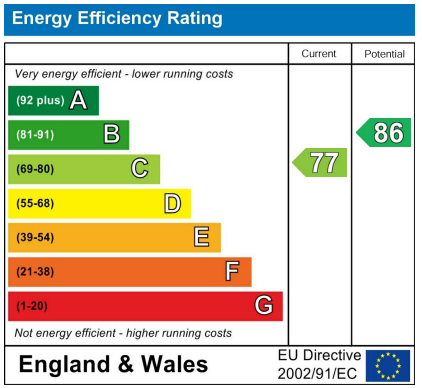
Ground rent - £200 per annum
Lease - 150 years from 2006
Service charges - £3,246.24
Council Tax Band -D
EPC Rating- C
Managing Agent- Living City

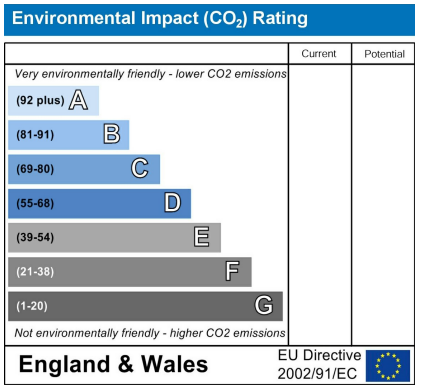
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