



Apt 910 Masson Place, 1 Hornbeam Way, Green Quarter, Manchester, M4 4AQ

CLADDING REMEDIATION PLAN AND DEVELOPER FUNDING IN PLACE - Cash Buyers Invited - Must use one of the "Big 6" lenders, speak to branch or mortgage advisor for details

Jordan Fishwick are pleased to offer this competitively priced larger than average two bedroom 9th & 10th floor duplex apartment in the popular Green Quarter. Ideally situated for access to Victoria Station and the Arndale & Corn Exchange Shopping Centres. The accommodation comprises of entrance hall with storage, Master bedroom with additional study area, en-suite and corner balcony, second bedroom and full bathroom. On the 10th floor a spacious open-plan living room and kitchen with integrated dishwasher, fridge/freezer, microwave, oven and hob appliances, superb views and corner balcony. Secure underground parking is also included. No chain.

Offers Over £260,000

Viewing arrangements

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

Entrance Hall

Access to all 9th floor rooms and staircase to the 10th floor

Master Bedroom

14'1" x 36'5"

Cloaks Area

7'6" x 7'2"

En-Suite

6'7" x 5'4"

Bedroom Two

11'5" x 9'3"

Bathroom

7'2" x 6'8"

10th Floor Landing

Living Room

23'9" x 19'7" max

Measurements include the kitchen area.

Kitchen

Externally

Corner balconies off the master bedroom and living room.
Underground car parking space

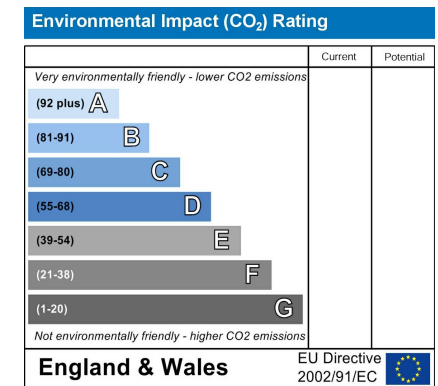
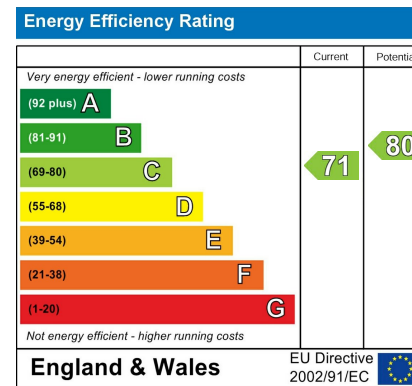
ADDITIONAL INFORMATION

Service Charge £3168pa

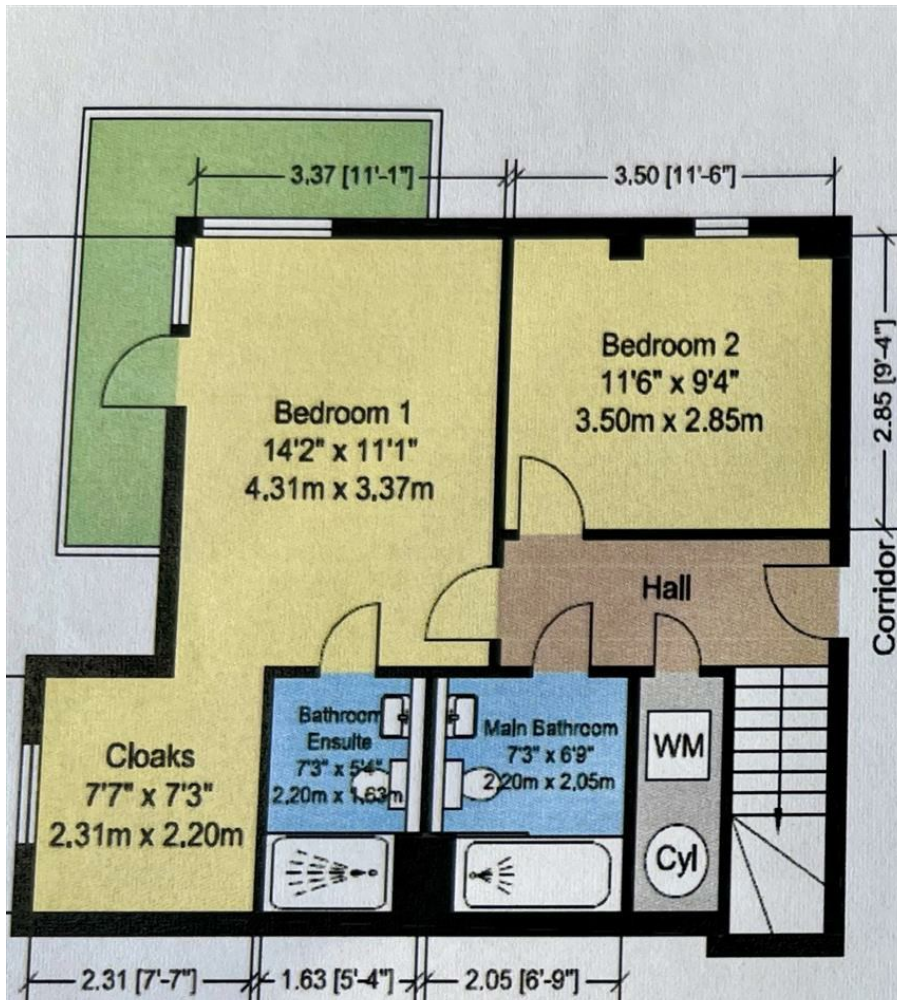
Lease 150 years from 2006

Insurance Charges £900pa

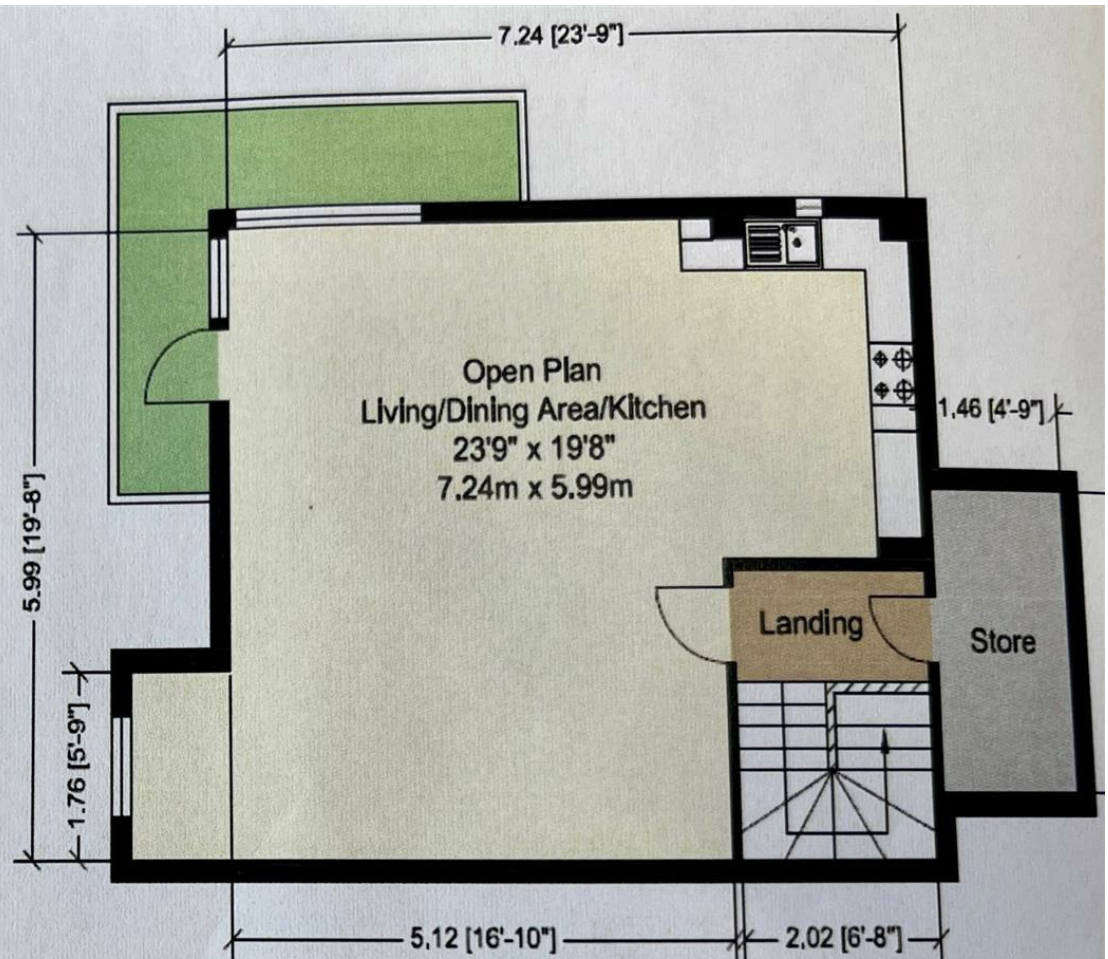
Ground Rent £250pa







Ground Floor
Approximate Floor Area



First Floor
Approximate Floor Area



These particulars are believed to be accurate but they are not guaranteed and do not form a contract. Neither Jordan Fishwick nor the vendor or lessor accept any responsibility in respect of these particulars, which are not intended to be statements or representations of fact and any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Any floorplans on this brochure are for illustrative purposes only and are not necessarily to scale.

Offices at: Chorlton, Didsbury, Disley, Hale, Glossop, Macclesfield, Manchester Deansgate, Manchester Whitworth Street, New Mills, Sale, Wilmslow and Withington

245 Deansgate, Manchester, M3 4EN

0161 833 9499 opt 3

manchester@jordanfishwick.co.uk

www.jordanfishwick.co.uk

