



jordan fishwick

# Apt 902 Barton Place, 1 Hornbeam Way, Green Quarter, Manchester, M4 4AU

Jordan Fishwick are pleased to offer for sale this immaculately presented one bedroom apartment in the very popular Green Quarter, M4. This 9th floor apartment has been beautifully kept by the current owners, giving the next lucky occupier the chance to move straight on in. Internally, the apartment briefly comprises of: entrance hall, open plan living room/kitchen, sliding doors giving access to the balcony, large bedroom with space for fitted wardrobes, and a well appointed family bathroom. There is also ample storage space with a cupboard off the hallway. PET FRIENDLY! POTENTIAL RENTAL INCOME £950 - £1000 pcm.

\*Mortgage buyers invited using the big 6 lenders. Cladding/fire safety remediation works are going to be covered by the developer - no costs for the leaseholders. Contact branch for more details\*.

## Offers Over £150,000

### Viewing arrangements

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

### Entrance Hall

Laminate flooring. Spotlights. Access to cupboard which houses water tank and washing machine. Wall mounted heater.

### Open Plan Living Room/Kitchen

22'2" x 11'11"

Range of wall and base units with complimentary work tops over. Sink with mixer tap. Fridge/freezer, dishwasher, cooker and microwave fitted. Hob with extractor over. Laminate flooring. Sliding doors to balcony. TV and telephone points. Spotlights and ceiling light. Wall mounted heater.

### Bedroom

14'3" x 10'8"

Laminate flooring. Ceiling light. Wall mounted heater.

### Bathroom

Partially tiled suite. Low level W/C. Sink with mixer tap. Bath with mixer shower over. Heated towel rail. Shaver point. Spotlights.

### Externally

Lifts to all floors. Well presented communal gardens. On site caretaker.

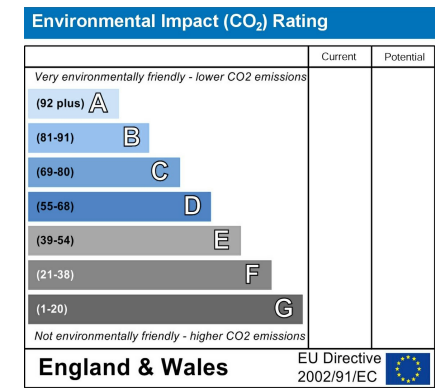
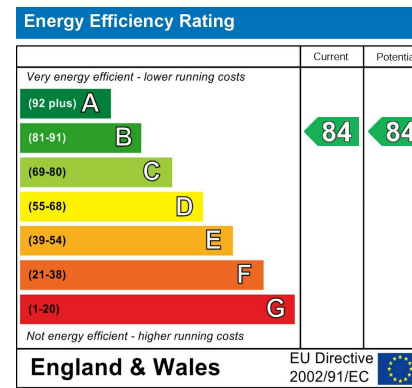
### Additional Information

Service charges - £137.43 per month

Ground rent - £250 per annum

Lease - 150 years from 2006

Managing agents - Living City





9TH FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only.  
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