



Vallea Court, Red Bank, Green Quarter, Manchester

Offers Over £240,000

Julie Twist Properties present this south facing, 10th floor apartment located in Vallea Court within the Green Quarter. This spacious apartment offers two generously sized bedrooms, two bathrooms (one of which is an ensuite) and a large, open plan kitchen and living area. There is also access to a private balcony with far reaching city views, as well as a secure, underground parking space.

The Green Quarter is located on the north west of the city centre right by Victoria Station and AO Arena. The area itself is mainly residential with a local Co-Op store and a few cafes, restaurants and bars. However the bright lights of the Northern Quarter, Printworks and the Corn Exchange are only a few minutes' walk away meaning you don't have to venture too far to enjoy all Manchester city centre has to offer.

- 10th Floor Apartment
- Large South Facing Balcony
- Secure Underground Parking
- Two Bedrooms
- Two Bathrooms
- Short Walk to Victoria Station
- Located in Green Quarter
- Close to Northern Quarter

GENERAL

Rental Yield: 7% (Based on expected rental price of £1400pcm)
 Service Charge: £2660.88 per annum
 Building Insurance: £1088.69 per annum
 Ground Rent: £250 per annum
 Ground Rent Review Period: Increasing after the first 25 years, and every 10 years thereafter on a calculation based on the national average earnings index.
 Lease: 150 years from 1 August 2006
 Square Footage: 747 sq.ft / 69.4 sq.m
 Council Tax Band: D (Manchester City Council)
 Management Company: Living City

HALLWAY

Laminate flooring, spotlights, access to storage cupboard housing the boiler, and with plumbing for washing machine/dryer.

LIVING AREA

Double glazed windows and door leading onto south facing private balcony, carpeted flooring, wall mounted heater, phone/TV point, intercom entry system and ceiling lights.

KITCHEN

Open plan to the living area, the kitchen comprises wall and base units, integrated fridge/freezer, integrated dishwasher, built-in oven with four ring hob and extractor over, integrated microwave, stainless steel sink with mixer tap and drainer, tiled flooring, spotlights and under cabinet lighting and extractor.

BEDROOM 1

Double glazed window, carpeted flooring, wall mounted heater, ceiling light and entrance to the ensuite.

ENSUITE

Accessed via bedroom 1, the ensuite comprises of a large shower cubicle, WC, sink with mixer tap, heated towel rail, partially tiled walls, tiled flooring, extractor and spotlights.

BEDROOM 2

Double glazed window, carpeted flooring, wall mounted heater and ceiling light.

BATHROOM

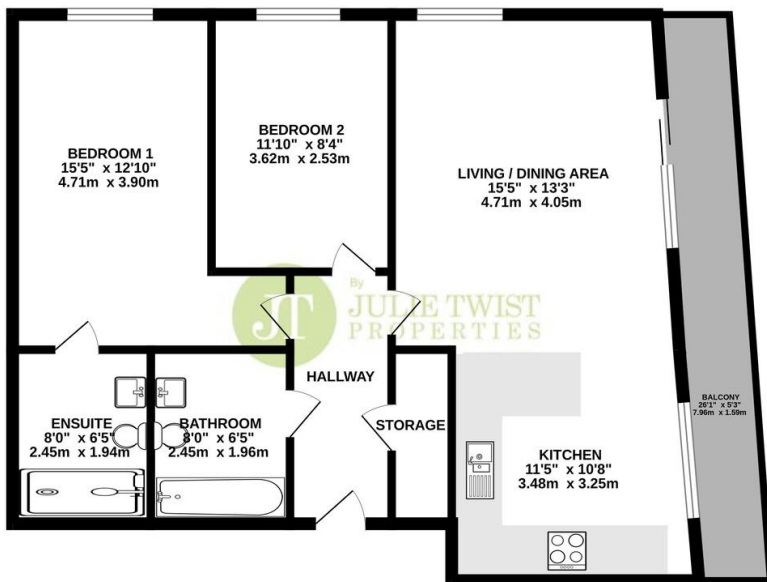
Accessed via the hallway, a three piece bathroom comprising bath with shower attachment over, WC, sink with mixer tap, heated towel rail, partially tiled walls, tiled flooring, extractor and spotlights.

PARKING

This apartment comes complete with a secure, underground parking space.



10TH FLOOR
 747 sq.ft. (69.4 sq.m.) approx.



TOTAL FLOOR AREA: 747 sq.ft. (69.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only, and are not precise. If floor plans were included, these may not be to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.