



## Vallea Court, Red Bank, Green Quarter, Manchester

### Offers Over £240,000

Julie Twist Properties are delighted to welcome to the market this homely, 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 overlooking the communal garden, 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
- Two Double Bedrooms
- Two Bathrooms
- Private Balcony
- Secure Underground Parking
- Located in Green Quarter
- Short Walk to Victoria Station
- Close to the Northern Quarter



**GENERAL**

Rental Yield: 6.96% (Based on expected rental price of £1450pcm)  
 Service Charge: £2,923.08 per annum (inclusive of parking space charges too)  
 Building Insurance: £1193.23 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: 719 sqft / 66.8 sq.m  
 Council Tax Band: D (Manchester City Council)  
 Management Company: Living City

**HALLWAY**

Wood effect 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 private balcony, wood effect 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, wood effect flooring, wall mounted heater, ceiling lights 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, wood effect flooring, wall mounted heater and ceiling lights.

**BATHROOM**

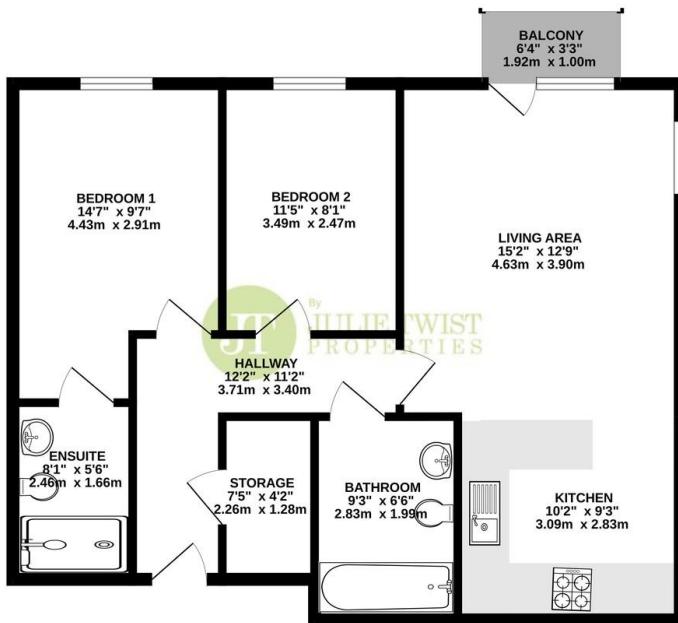
Accessed via the hallway, a three piece bathroom comprising bath with shower attachment over, WC, sink with mixer tap, heated towel rail, partially tiled walls, tiled flooring, extractor and spotlights.

**PARKING**

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



10TH FLOOR  
 719 sq.ft. (66.8 sq.m.) approx.



TOTAL FLOOR AREA: 719 sq.ft. (66.8 sq.m.) approx.  
 While every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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 is given to their operability or efficiency can be given.  
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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 82 B      |
| 69-80 | C             | 79 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.