



Cypress Place, Manchester

Asking Price Of £240,000

We are delighted to welcome this two bedroom apartment, located at Cypress Place, New Century Park, to the market. The apartment is located on the seventh floor, spreads across 747 square feet and provides views of Manchester's skyline which can be enjoyed from your own private balcony. The property consists of two double bedrooms, one of which has access to an ensuite bathroom, a further three piece bathroom suite and a large open plan kitchen and living area which provides access to a private balcony. The property comes complete with an allocated car parking space.

- Two Double Bedrooms
- Two Bathrooms
- One En-suite
- Open Plan Living & Kitchen Area
- Private Balcony
- Secure Allocated Parking
- Green Quarter
- Short Walk to Victoria Station

DESCRIPTION

Discover Green Quarter, Manchester, a vibrant urban area blending modern living with green spaces. Explore local amenities, culture, and community events. New Century Park, is just a shortwalk from Victoria Tran Station.

GENERAL

Rental Yield: 6.8% (Based on expected rental price of £1350pcm)
Service Charge: £2,452 per annum
Building Insurance: £992.38 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 sqft / 69.4 sqm
Council Tax Band: D (Manchester City Council)
Management Company: Living City

HALLWAY

Laminate flooring, spotlights, access to storage cupboard with plumbing for washing machine, access to cupboard housing the boiler, wall mounted heater, intercom.

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.

BEDROOM

Double glazed window, carpeted flooring, wall mounted heater, phone/TV point, ceiling lights and entrance to the ensuite.

ENSUITE

Accessed via the master bedroom, the ensuite comprises of a shower cubicle, WC, wash hand basin with mixer tap, heated towel rail, partially tiled walls, tiled flooring, extractor and spotlights.

BEDROOM

Double glazed window, carpeted flooring, wall mounted heater, phone/TV point and ceiling lights.

LIVING ROOM

Double glazed doors onto 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, stainless steel sink with mixer tap and drainer, tiled flooring, spotlights and extractor.

BALCONY

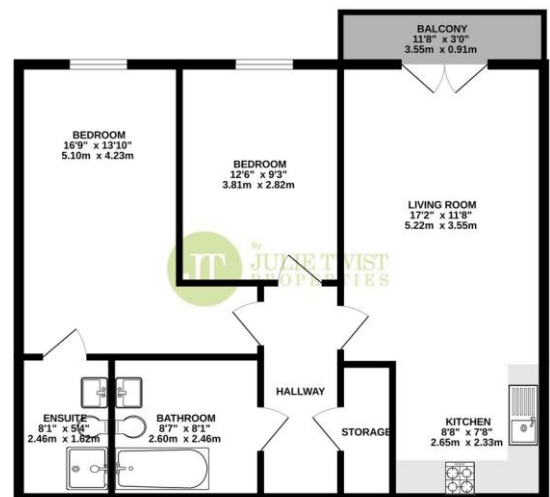
The private balcony is accessed via the living area.

PARKING

The property comes complete with a secure allocated parking space.



SEVENTH 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 herein, measurements of floor, window, doors and any other items are approximate and are responsibility to order for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used in conjunction with the written particulars. The actual layout and specifications shown here do not represent actual dimensions and should be verified with the seller.
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