

## CYPRESS PLACE, NEW CENTURY PARK, MANCHESTER, M4 4EH

**£160,000**



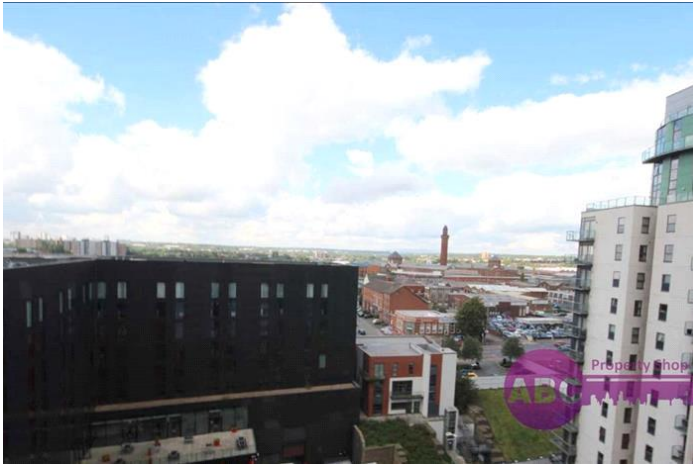
ABC Property Shop present a stunning 12th-floor furnished one-bedroom apartment with balcony in Cypress Place, Manchester's Green Quarter for sale.



- Leasehold Apartment
- 12th Floor with Lift Access
- Balcony Apartment
- Offered Fully Furnished

- Video Walkthrough Available
- EWS1 Form Available (B1 Rating)
- Ideal Investment - Can Be Offered Tenanted
- Viewings By Appointment Only





ABC Property Shop are delighted to present for sale this stunning 12th-floor, one-bedroom, fully furnished apartment in the highly sought-after Cypress Place development, located in Manchester's popular Green Quarter.

The apartment features a spacious entrance hall with a storage cupboard and separate utility/boiler room. The bright double bedroom enjoys far-reaching views, alongside a modern bathroom and an open-plan kitchen, living, and dining area, complemented by a private decked balcony with unobstructed views.

Furniture included: double bed, wardrobes, two bedside tables, sofa, and small shelving unit.

Please note, property is currently tenanted however vacant possession is offered. Tenant is open to staying also if required. Viewings in accordance with tenant availability and office opening hours.

EWS1 form available (B1 rating).

Please Note: Any fixtures and fittings should be agreed upon with the seller. If ground rent or service charges apply, please have your solicitor confirm the details, as the information provided in this advert cannot be guaranteed. These details are intended as a general guide and do not form part of any offer or contract. Buyers should not rely solely on this information and are advised to carry out their own checks or inspections. No one working for this agency is authorised to make guarantees or promises about the property. All measurements are approximate, and we have not tested any equipment (such as gas, electrical, or heating systems), so buyers should ensure everything is in working order before making any legal commitments.

Council Tax Band: C (Salford City Council)

Tenure: Leasehold (130 years)

Ground Rent: £250 per year

Service Charge: £451.12 per quarter

Electricity supply: Mains

Heating: Electric

Water supply: Mains

Accessibility measures: Lift access

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

