



## 1113 CYPRESS PLACE 9 NEW CENTURY PARK M4 4EH

£230,000  
LEASEHOLD

PHOTOS FOR MARKETING PURPOSES ONLY

A delightful property that offers a perfect blend of comfort and modern living. This charming residence features two spacious double bedrooms, providing ample space for relaxation and rest. The property boasts two well-appointed bathrooms, ensuring convenience for both residents and guests.

One of the standout features of this home is the inviting reception room, which serves as a wonderful space for entertaining or unwinding after a long day. The balcony offers stunning city views, allowing you to enjoy the vibrant atmosphere of urban life right from your own home.

**buckleyfrayne**



# Type G

## 2 bedroom apartment

681 - 725sq ft

Kitchen/Living

11'4" \* x 23'11" \*

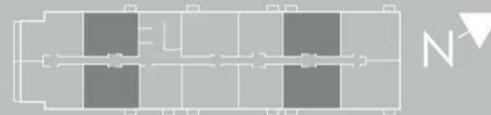
Bedroom 1

8'11" x 15'4"

Bedroom 2

8'6" x 11'0"

FLOOR 3-15



| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   | 81                      | 84        |
| (69-80) C                                   |                         |           |
| (55-68) D                                   |                         |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Manchester Office Sales  
 Jun-14 Great Ancoats Street  
 Northern Quarter  
 Manchester  
 M4 5AZ

0161 236 0004  
 mark.buckley@buckleyfrayne.co.uk  
 www.buckleyfrayne.co.uk

**buckleyfrayne**