



**413 MASSON PLACE 1 HORNBEAM WAY**  
**MANCHESTER, M4 4AJ**

**£1,200 PCM**

Green quarter is a vibrant, new, self contained district set on the northern edge of Manchester's city centre, just a short walk from Victoria Station and the Printworks. Masson Place is ideally situated for people looking to live within walking distance of the city centre. The development features landscaped lawns, fountains and an impressive free-flowing watercourse. This luxury 4th floor apartment is beautifully presented to the highest standard and it comprises of two spacious double bedroom, two superior bathrooms and a good size lounge open to a fitted kitchen and a balcony, Secure underground parking space fully furnished, Available 17th of January 2025 or ASAP!

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TOTAL APPROX. FLOOR AREA 641 SQ.FT. (59.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	84	87
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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

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