



**704 VALLEA COURT 1 REDBANK  
MANCHESTER, M4 4FE**

**£139,950  
LEASEHOLD**

Welcome to this exquisite luxury apartment located on the seventh floor of Vallea Court, situated in the vibrant Green Quarter. This modern property boasts a generous 690 square feet of living space, making it an ideal choice for those seeking comfort and style in a prime location.

As you enter the apartment, you are greeted by an open lounge that offers a bright and airy atmosphere, perfect for both relaxation and entertaining. The spacious double bedroom provides a tranquil retreat, ensuring a restful night's sleep. The well-appointed bathroom adds to the convenience and luxury of this delightful home.

One of the standout features of this property is its proximity to the city centre, allowing residents to enjoy the best of urban living with shops, restaurants, and cultural attractions just a short walk away.

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| Energy Efficiency Rating                    |         |                         |
|---|---------|-------------------------|
|   | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         | 86                      |
| (81-91) B                                   |         |                         |
| (69-80) C                                   | 73      |                         |
| (55-68) D                                   |         |                         |
| (39-54) E                                   |         |                         |
| (21-38) F                                   |         |                         |
| (1-20) G                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | 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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