



**URBAN ESTATES**  
SALES - LETTINGS - MANAGEMENT



614 Hornbeam Way  
Barton Place, Manchester, M4 4AU

**Asking price £225,000**



# 614 Hornbeam Way

Barton Place, Manchester, M4 4AU

Modern 2-Bed, 2-Bath Apartment with Balcony – Green Quarter, Manchester

Set within the highly sought-after Green Quarter, this contemporary sixth-floor apartment offers stylish urban living just moments from Manchester Victoria Station, The Printworks, and an excellent selection of city-centre amenities.

Beautifully presented throughout, the property features a bright open-plan living and dining space with a fully fitted kitchen and integrated appliances. Large sliding doors open onto a private balcony overlooking the tranquil water features, providing an ideal spot to relax. The apartment benefits from two generous double bedrooms, including a principal bedroom with its own en suite, as well as a sleek modern family bathroom.

Perfect for owner-occupiers and investors alike, this turnkey apartment delivers comfort, convenience, and a prime city-centre address.

## Key Features

24-hour concierge

Prime Manchester city-centre location

Two double bedrooms

Spacious open-plan living and dining area

Two modern bathrooms (one full family bathroom and one en suite)





- Private balcony
- City views
- Access to communal gardens
- Secure allocated underground parking
- Pet-friendly development
- Energy-efficient, EPC rating C+
- Service Charge: Approx. £2,839.44 per annum**
- Ground Rent: £250 per annum



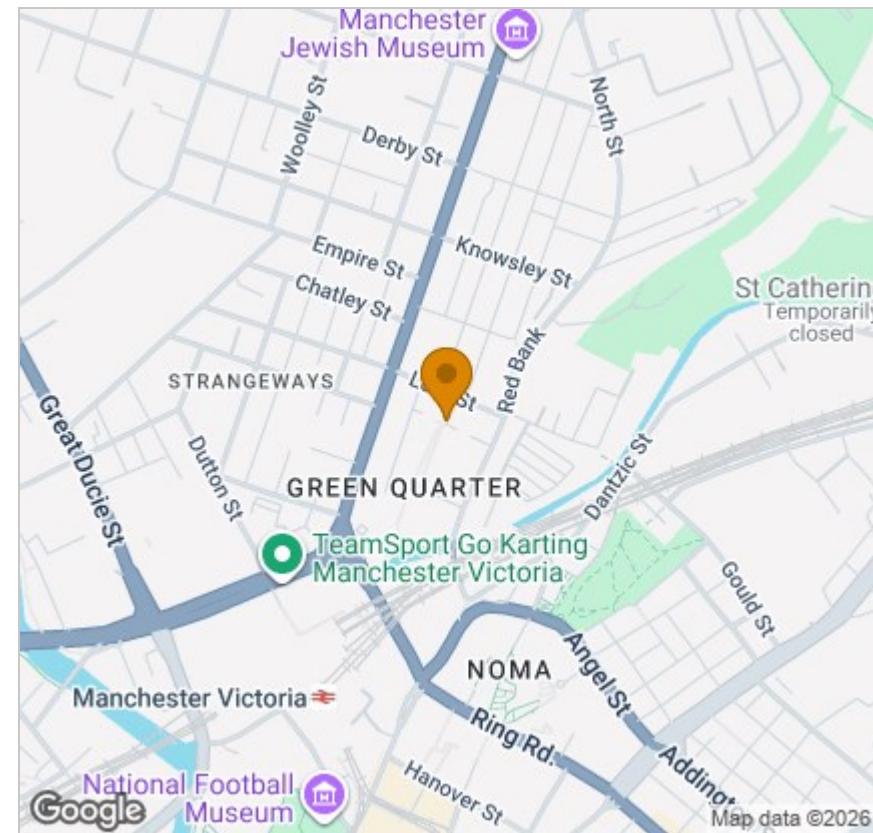
## Floor Plan



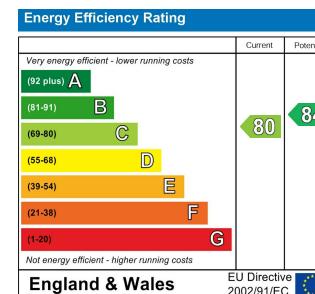
## Viewing

Please contact our Urban Estates Office on 0333 433 0348  
if you wish to arrange a viewing appointment for this property or require further information.

## Area Map



## Energy Efficiency Graph



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