

241 Deansgate, Manchester, Lancashire, M3 4EL

Tel: 0161 637 8336

Email: contactus@ascendproperties.com

www.ascendproperties.com

Ascend

Built on higher standards



Alto, Sillavan Way, Salford

Asking Price £165,000

Tenant In Situ Until August 2024 - £900PCM - EWS1 Available!

Welcome to Alto: an ultra-modern development nestled in the nook of the River Irwell! Ideally located within walking distance of Manchester City Centre and its wealth of shops, bars and amenities is this superb one bedroom apartment.

With its contemporary design and spacious accommodation throughout, this property also make an ideal buy to let investment, with a potential rental income of around £900pcm!

If you're interested in having a closer look, or have any questions, do get in touch. And just so you know, the *pictures for this apartment are for marketing purposes only.* The internal fixtures, fittings and furnishings may vary. A video walk through of the apartment is available upon request.

Service charge Approx. £1327pa

Lease 250 years from 2014

Ground rent £350pa



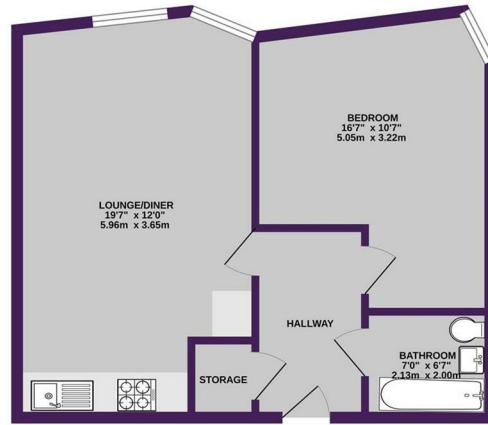
Entrance Hall
Entrance door from the communal hallway. Doors to all rooms. Utility cupboard housing the hot water tank and washing machine.

Lounge/ Kitchen/ Diner
Furnished with a range of wall mounted and base level units with work top surfaces over incorporating a stainless steel sink and drainer. Built in electric oven and grill with induction hob and extractor hood with lighting over.

Continuation of the wood effect flooring, uPVC double glazed doors opening to a Juliet balcony. Wall mounted electric heater.

Bedroom
Large double bedroom with a uPVC double glazed window, wall mounted heater and wood effect flooring.

Bathroom
Furnished with a modern three piece suite comprising: Panelled bath with wall mounted shower attachment and shower screen. Pedestal wash hand basin and a low level WC.
Fully tiled walls, tiled flooring, chrome heated towel rail, extractor fan.



TOTAL FLOOR AREA - 471 sq.ft. (43.7 sq.m.) approx.
We make every effort to ensure that the information provided is accurate to the best of our knowledge. However, we do not warrant, represent or guarantee the accuracy of the information. The area of the property is for guidance purposes only and should not be used as the sole basis for any purchase. The actual area of the property may vary slightly from the information provided. We do not accept any liability for any loss or damage caused by reliance on the information provided.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Band	Score	Band	Score
A	92	A	10
B	81	B	9
C	69	C	8
D	55	D	7
E	49	E	6
F	35	F	5
G	15	G	4