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Ascend

Built on higher standards



The Heart, Blue, Media City Uk Offers In Excess Of £155,000

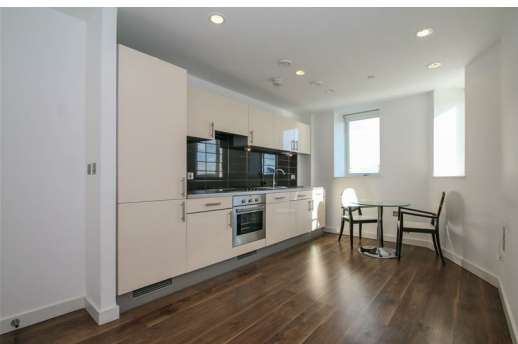
Ascend Properties are delighted to introduce to the market this exceptional two bedroom apartment, ideally situated within the heart of MediaCityUK!

Step inside the spacious entrance hall and you'll see that this popular pad has bags of style, with a fresh contemporary design throughout. Just down the hall you'll find the open-plan lounge/kitchen/dining area with a modern fitted kitchen and beautiful views across the Quay. This apartment also benefits from a gorgeous double bedroom with en suite and a further single bedroom.

Located just minutes away from the nightlife of the Quays, you really couldn't be better located for both work and play. The Metrolink station is literally right on your doorstep, so travelling into the city centre couldn't be easier. This one is set to be super-popular, so make sure you give us a call soon.

If you're interested in having a closer look, or have any questions, do get in touch.
A video walkthrough is available upon request.

Potential Achievable Rent: £1000pcm - 6% Net Yield
Service charge: £2466.52 pa



Entrance Hall

Entrance door from the communal landing. Built in storage cupboard housing the hot water tank and plumbing for an automatic washing machine. Wood effect flooring, wall mounted heater. Doors to;

Living Kitchen

16'7" x 9'10" (5.07 x 3.016)

Furnished with a range of wall mounted and base level units with work top surfaces over incorporating a stainless steel sink and drainer unit with mixer tap. Built in electric oven and grill with a four-ring induction hob and extractor hood with lighting over. Integrated fridge freezer, part tiled walls, continuation of the wood effect flooring.
Dual aspect double glazed windows, wall mounted electric heater.

Bedroom One

14'1" x 8'4" (4.301 x 2.548)

Double glazed window, wall mounted electric heater, door to the ensuite shower room.

En Suite shower Room

Furnished with a three-piece suite comprising; Walk in shower enclosure, vanity wash hand basin and a low-level WC. Fully tiled walls, tiled flooring, chrome heated towel rail.

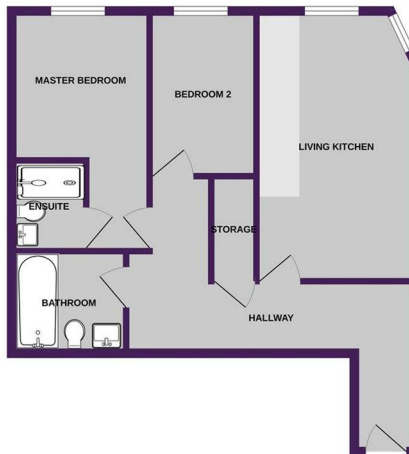
Bedroom Two

10'0" x 5'6" (3.061 x 1.688)

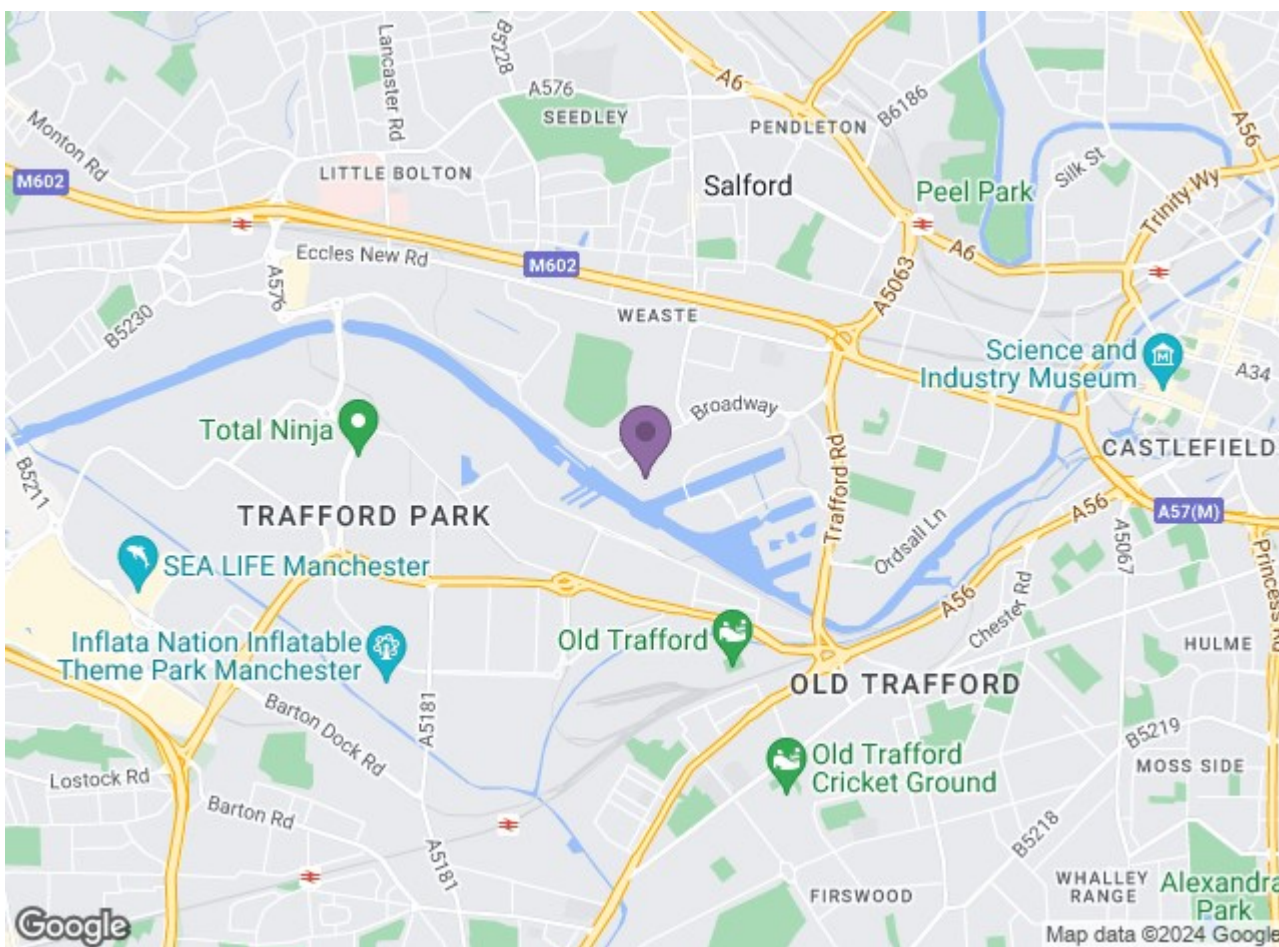
A single bedroom. Double glazed window, wall mounted electric heater.

Bathroom

Furnished with a three-piece suite comprising; Panelled bath with mixer shower over and shower screen, pedestal wash hand basin and a low level WC. Fully tiled walls and tiled flooring.



TOTAL FLOOR AREA: 541 sq.ft. (50.3 sq.m.) approx.
We have designed this floor plan to illustrate the structure of the proposed construction. Measurements of actual, finished, internal and any other areas are approximate and not necessarily taken for any particular purpose. They are for illustrative purposes only and should not be used to verify the proposed plan. The floor plan is not intended to be used as a legal document or for any other purpose. It is not a contract. It is subject to change without notice.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Energy A	Energy B	Env. A	Env. B
Energy B	Energy C	Env. B	Env. C
Energy C	Energy D	Env. C	Env. D
Energy D	Energy E	Env. D	Env. E
Energy E	Energy F	Env. E	Env. F
Energy F	Energy G	Env. F	Env. G

Energy Efficiency Rating: 83 (Current), 84 (Potential)
Environmental Impact (CO₂) Rating: G (Current), G (Potential)