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Ascend

Built on higher standards

The Danube, City Road East, Manchester

Asking Price £180,000

CASH BUYERS & BUY TO LET INVESTORS ONLY - Tenanted until July 2024 at £1274pcm

Nestled between Castlefield and a short hop to Deansgate, these stunning apartments at The Danube blend a good splash of style with a natural homely comfort.

Kitted out with modern furnishings, this third floor apartment oozes unrivalled quality. The spacious open-plan kitchen/lounge is light and airy, and the benefit of two bathrooms - a master and an en-suite - is a major bonus. There really has been no stone left unturned whilst equipping this apartment with all the features that one has come to expect from Manchester city centre property.
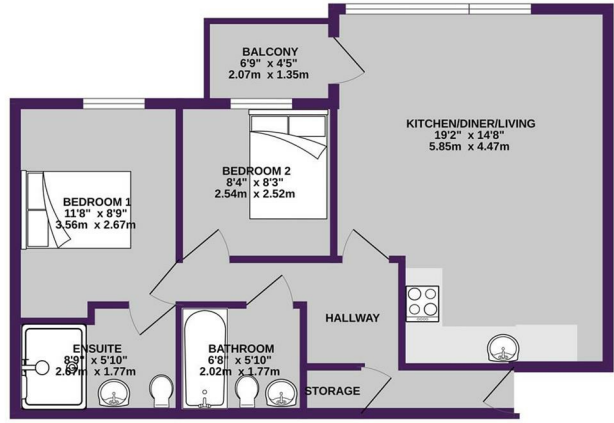
The location couldn't be more perfect either. Just a hop, skip & a jump from Deansgate Metrolink, the Manchester world (and the surrounding area) is your oyster. The beating heart of Manchester is little but a minute stroll with the likes of Deansgate Locks, Spinningfields, Salford Quays and Castlefield all on your doorstep. The ring road is easily accessible, as are the canal boats; if floating through the city is more your thing. We wouldn't recommend swimming though.

What more can we say about this apartment, or Manchester for that matter? If you're looking for a beautiful apartment right in the thick of all the action, you really need to book a viewing and take a closer look. No amount of words or pictures can do this justice.
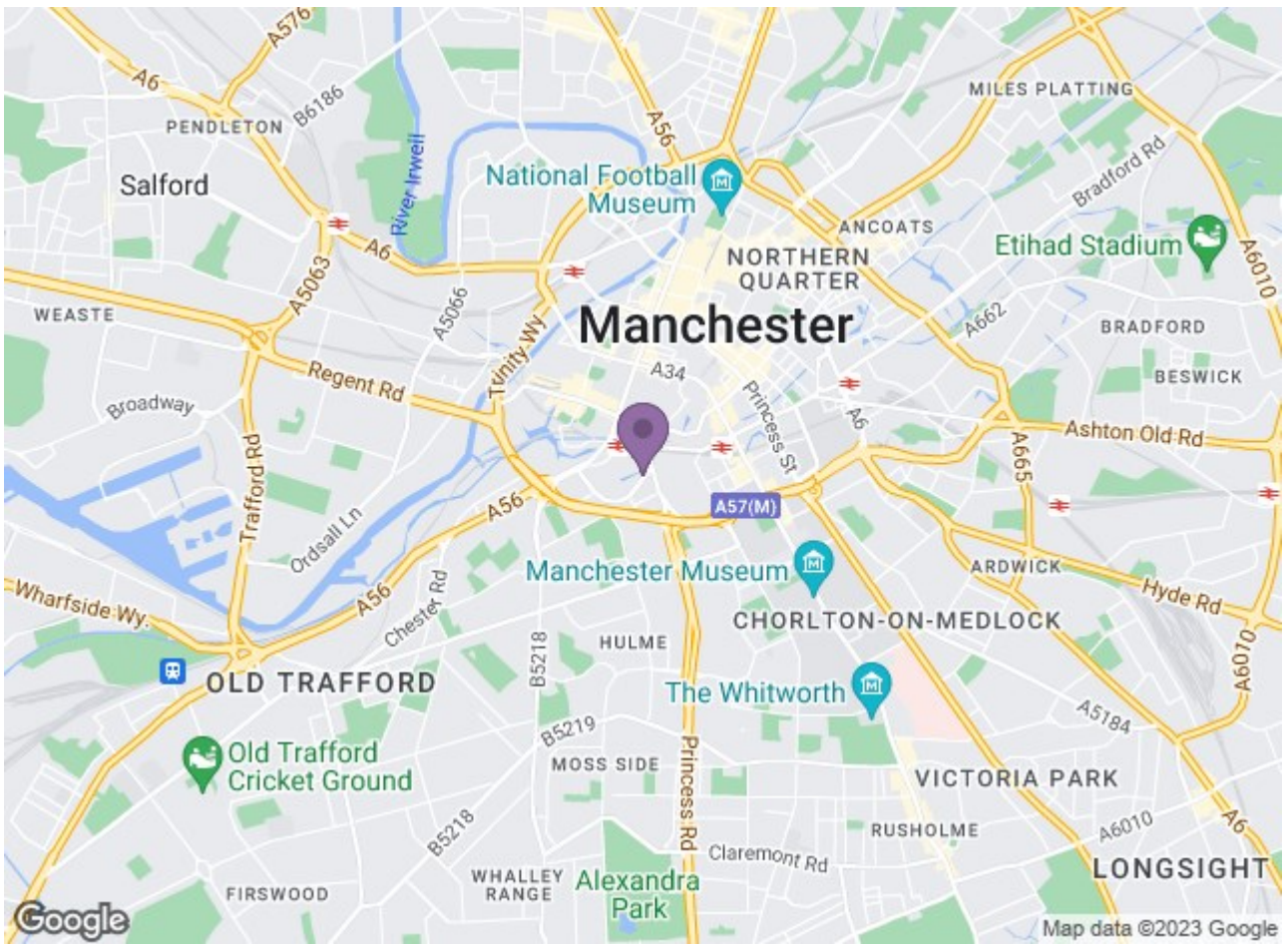
SECOND FLOOR
588 sq.ft. (54.6 sq.m.) approx.

BALCONY
6'9" x 4'5"
2.07m x 1.35m

KITCHEN/DINER/LIVING
19'2" x 14'8"
5.85m x 4.47m

BEDROOM 2
8'4" x 8'3"
2.54m x 2.52m

BEDROOM 1
11'8" x 8'9"
3.56m x 2.67m

HALLWAY

ENSUITE
8'9" x 5'10"
2.67m x 1.77m

BATHROOM
6'8" x 5'10"
2.02m x 1.77m

STORAGE

TOTAL FLOOR AREA: 588 sq.ft. (54.6 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan 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 78 | Potential 87

Environmental Impact (CO₂) Rating

Current 70 | Potential 69

England & Wales — EU Directive 2002/91/EC

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