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# Ascend

Built on higher standards



Emmeline, Dalton Street, Manchester

Offers In Excess Of £110,000

**\*\*SUITABLE FOR INVESTMENT BUYERS ONLY\*\***  
Active tenancy in place on this property.

Welcome to Emmeline Tower: one of the 3 Towers regenerated by Urban Splash. An Original 1960's tower block now with a modern twist. Step inside and you'll see this lovely 1-bedroom apartment, with a contemporary design that stays light and bright thanks to the large windows that perfectly compliment the beautiful exterior.

The towers are located just a ten minute walk from Manchester's Northern Quarter and all the bars, restaurants and shops that the city has to offer. The scheme has good transport links with Victoria station and metrolink a short walk away. But an added bonus is the car parking space that you get with the apartment, for when public transport just doesn't cut it.

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.

This property is currently tenanted on a periodic agreement at £750pcm.





**Entrance Hall**

Entrance door from the communal landing. Wall mounted heater, wood effect flooring, doors to all rooms.

**Open Plan Living Kitchen**

The kitchen area is furnished with a range of wall mounted and base level units with work top surfaces over incorporating a circular stainless-steel sink and drainer with mixer tap. Built in electric oven and grill with a four-ring electric hob and an extractor hood with lighting over. Built in utility cupboard housing the hot water tank and plumbing for an automatic washing machine.

Floor to ceiling double glazed windows, continuation of the wood effect flooring, wall mounted electric heater.

**Bedroom**

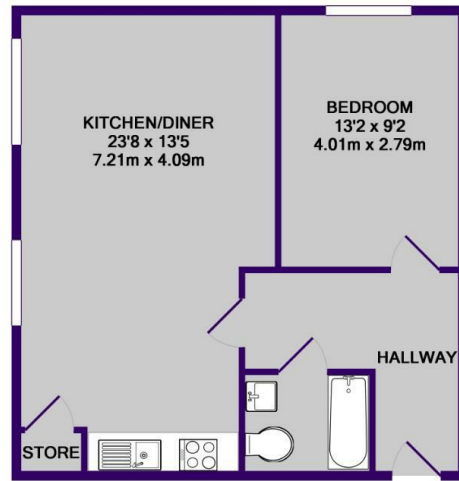
Floor to ceiling double glazed window, wall mounted electric heater.

**Bathroom**

Furnished with a white three-piece suite comprising: Panelled bath with a wall mounted mixer shower over, vanity wash hand basin and a low level WC. Part tiled walls, heated towel rail.

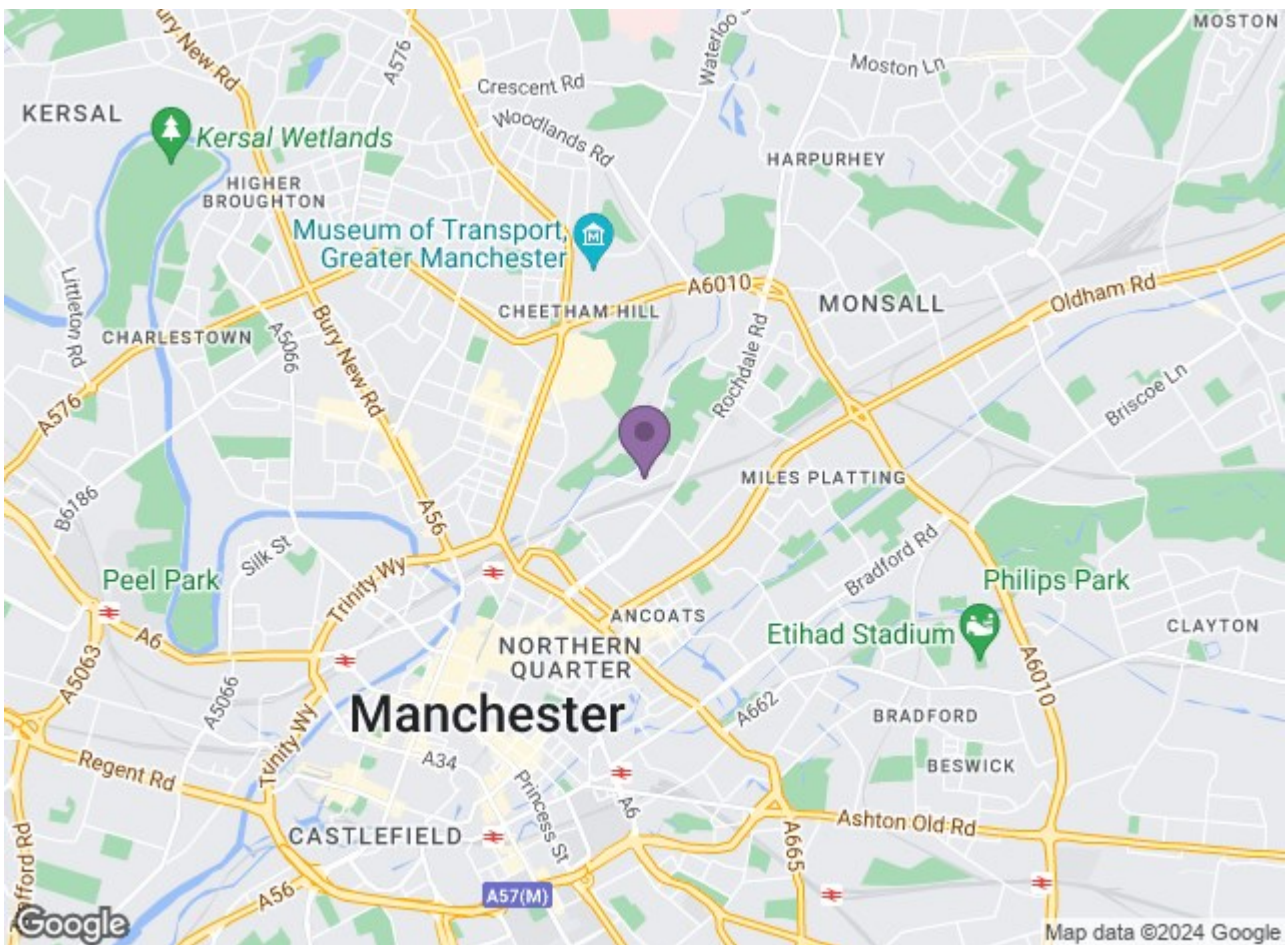
**Additional Information**

- Lease 250 years from 2004
- Ground Rent: £200pa
- Service Charge & Maintenance: £658 per quarter
- Block Management: RMG
- Council Tax: A £1248
- EPC: C
- 100% Ownership



TOTAL APPROX. FLOOR AREA 536 SQ.FT. (49.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
80	83	D	G

Energy Efficiency Rating: 80 (Current), 83 (Potential)  
Environmental Impact (CO<sub>2</sub>) Rating: D (Current), G (Potential)