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# Ascend

Built on higher standards



Alto, Sillavan Way, Salford

Offers In Excess Of £160,000

Suitable for Mortgage Buyers - 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 would be a great step onto the property ladder! With a potential rental income of around £1000pcm, its also a fantastic opportunity for investment!

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.

Currently tenanted on a fixed term agreement until April 2024.

Service charge £1455.58pa



**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**

20'6" x 12'5" (6.25m x 3.78m)

Furnished with a range for 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**

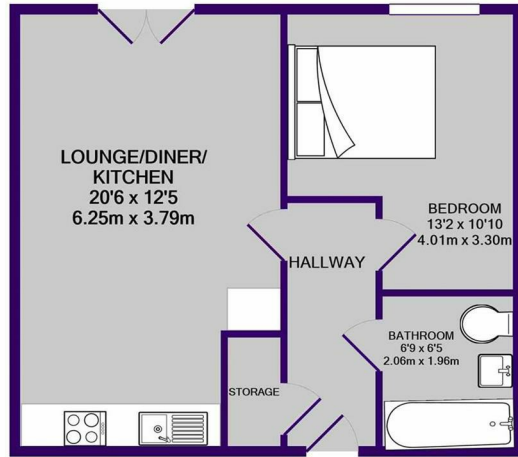
13'1" x 10'9" (3.99m x 3.28m)

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 APPROX. FLOOR AREA 477 SQ.FT. (44.3 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
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 G	Energy H	Env G	Env H
Energy H	Energy I	Env H	Env I
Energy I	Energy J	Env I	Env J