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# Ascend

Built on higher standards



Kenyon Court, 141 Kenyon Lane, Manchester

Offers In Excess Of £100,000

Step inside this beautifully finished 2-bedroom apartment on Kenyon Lane. If you love open-plan living, neutral but sophisticated interiors and generous room sizes, you need to book a viewing today. In the kitchen you will find sleek white cabinets with chrome finishing along with an integrated oven, electric hob and extractor fan.

You'll also benefit from two spacious double bedrooms and a contemporary bathroom which a crisp white suite, chrome heated towel rail and electric shower – you could literally drop your bags and move right in.

Location wise, you're just 3 miles from Manchester's renowned Northern Quarter and 2.6 miles from Manchester Fort Shopping Park. The likes of Morrisons and Tesco can be found just a short distance away, off the popular Oldham Road area, and you'll also have easy accessibility to the wider Manchester and surrounding areas via the A62 and M60 links. If you're looking for a property that has it all, look no further.

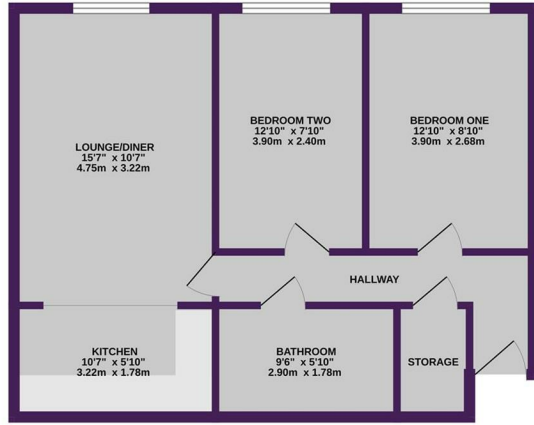
Images are of the show apartment and are for marketing purposes only. Internal fixtures and fittings may differ and a viewing is highly recommended.

\*Tenanted on a fixed agreement until May 2024 at £775pcm\*

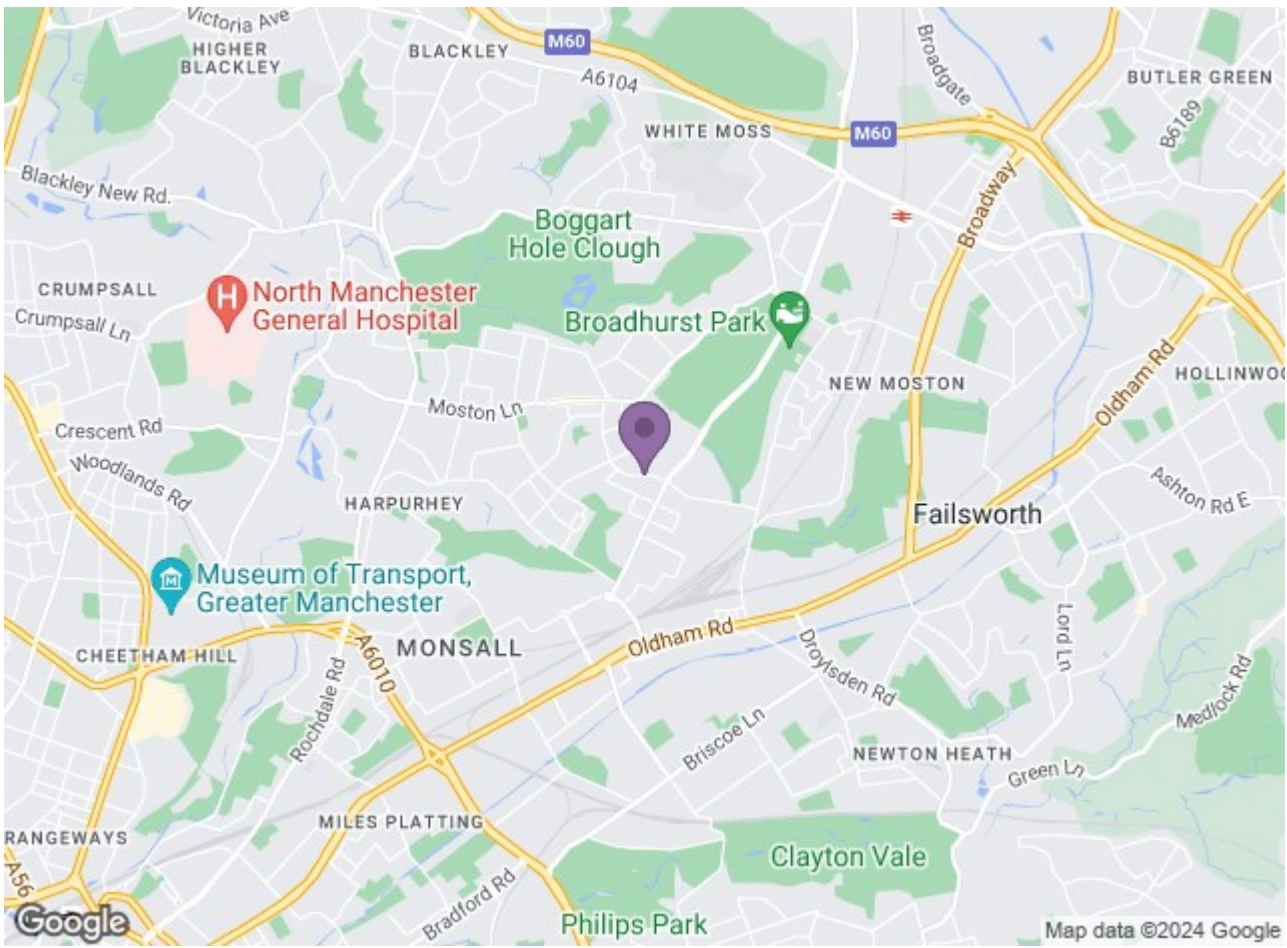
Service charge: £2700pa



GROUND FLOOR  
577 sq.ft. (53.6 sq.m.) approx.



TOTAL FLOOR AREA: 577 sq.ft. (53.6 sq.m.) approx.  
While every effort has been made to ensure the accuracy of the proposed floor plan, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error or omission in this document. This plan is for general guidance only and should not be used to build or purchase a property without the assistance of a professional surveyor. All dimensions are to the face of the wall unless otherwise stated.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
<b>B3</b>	<b>B3</b>	<b>D7</b>	<b>D7</b>

England & Wales

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