



The Hub, Piccadilly Place, Manchester
£210,000

Ascend
Built on higher standards

The Hub, Piccadilly Place, Manchester

Ascend Properties are delighted to present this stunning one bedroom apartment, perfectly situated on the edge of the Northern Quarter and Piccadilly.

Take a step inside the apartment and you'll discover a wealth of beautifully presented and spacious accommodation, designed to the highest specification. Complete with a modern fitted kitchen, bathroom and a spacious double bedroom, this apartment offers a fantastic opportunity for owner occupiers and investors alike! You'll also benefit from access to a communal roof terrace/garden with stunning city views toward Piccadilly.

As for location, you couldn't find a more perfect spot. With the ever-popular Northern Quarter as your local haunt, you'll have easy access to a huge variety of trendy bars, eateries and shops. That's not all – you're just a few minutes walk away from Piccadilly train station – so the whole city and beyond is your oyster.

If you like to take a closer look at what this apartment has to offer, don't hesitate to get in touch with our sales team.

*Please Note: Marketing images have been used for this advertising purposes, so the fixtures and fittings may vary

This property is currently tenanted at £1050pcm (November 24)- Open to both residential and buy to let investors

Entrance Hallway

A welcoming entrance hall with doors to all rooms. Built in storage cupboard with sliding doors, airing cupboard housing the hot water tank and plumbing for a washing machine. Wall mounted electric heater and wood flooring continuing to the living room and kitchen.

Living Kitchen Diner

A bright and spacious living room which benefits from a floor to ceiling double glazed door opening to the Juliet balcony. Continuation of the wood flooring, wall mounted electric heaters, spotlighting and a wall mounted intercom system.

The kitchen is furnished with a modern and contemporary range of wall mounted and base level units, with work top surfaces over incorporating a one and a half bowl stainless steel sink and drainer unit. Built in electric oven and grill with an electric hob and extractor hood with lighting over.

Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are, in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended. Although we try to ensure accuracy, measurements used in this brochure may be approximate. Therefore if intending purchasers need accurate measurements to order carpeting or to ensure existing furniture will fit, they should take such measurements themselves.

Integrated appliances include a dishwasher, and fridge with freezer compartment.

Bedroom

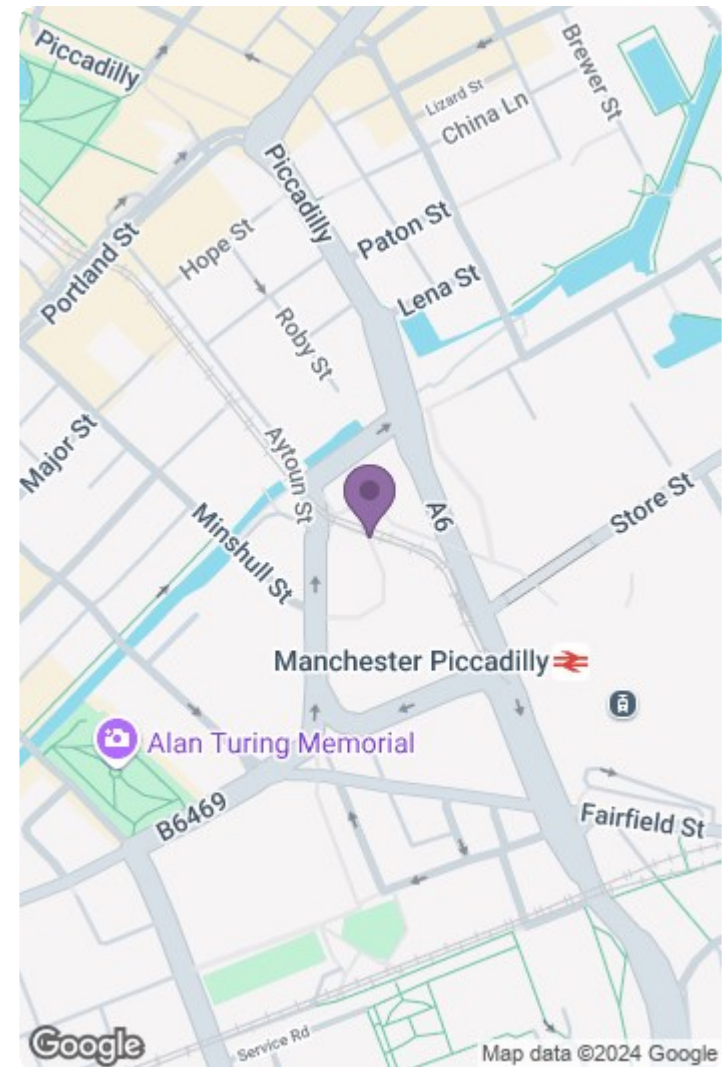
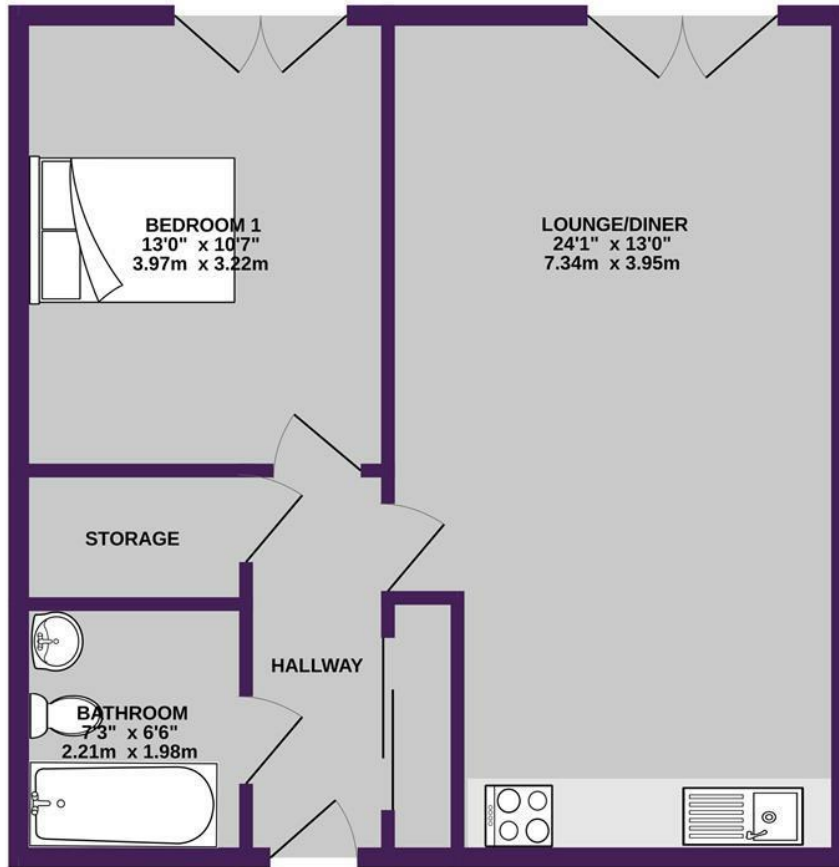
Double glazed floor to ceiling door opening to a Juliet balcony. Wall mounted electric heater.

Bathroom

Furnished with a modern three piece suite comprising; panelled bath with a wall mounted shower attachment and shower screen, vanity wash hand basin and a low level WC. Tiled walls, tiled flooring, spotlighting, chrome heated towel rail and an extractor fan.



NINTH FLOOR
567 sq.ft. (52.6 sq.m.) approx.



TOTAL FLOOR AREA : 567 sq.ft. (52.6 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.

Made with Metropix ©2023

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Future	Current	Future
Very energy efficient - lower running costs 102-110 kWh/m ² A	86	Very environmentally friendly - lower CO ₂ emissions 102-110 g/m ² A	
111-120 kWh/m ² B		111-120 g/m ² B	
121-130 kWh/m ² C		121-130 g/m ² C	
131-140 kWh/m ² D		131-140 g/m ² D	
141-150 kWh/m ² E		141-150 g/m ² E	
151-160 kWh/m ² F		151-160 g/m ² F	
161-180 kWh/m ² G		161-180 g/m ² G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

