

241 Deansgate, Manchester, Lancashire, M3 4EL

Tel: 0161 637 8336

Email: [contactus@ascendproperties.com](mailto:contactus@ascendproperties.com)

[www.ascendproperties.com](http://www.ascendproperties.com)

# Ascend

Built on higher standards



## Victoria Mill, Lower Vickers Street, Manchester

£1,150 PCM

It's not often you can live in a Grade II\* listed building - but with this Victoria Mill flat in Miles Platting, now is your chance.

Perched next to the Rochdale Canal and at the centre of a district that was once the beating, spinning, smoking heart of Manchester's industrial revolution, Victoria Mill is a proud emblem for the city's hard-working history.

The building has been restored to retain the charm of its old identity, while making it as comfortable as possible for modern city living. The stairwell curling up through the chimney makes for a grand entrance while the flat itself has been built to high standards; carpeted throughout, with sizable, fully-furnished rooms, and windows that give you plenty of Manchester's grey skies and sunshine. Plus, there are parks aplenty around the Mill and the Northern Quarter is just a canal walk away.

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, so the internal fixtures, fittings and furnishings may vary.

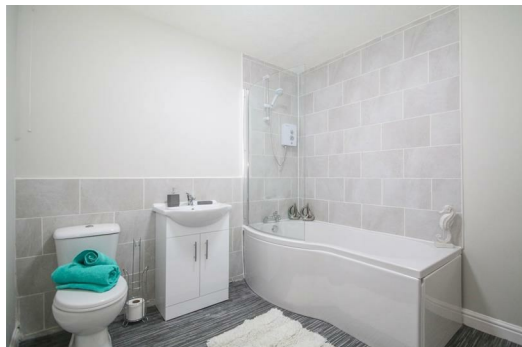
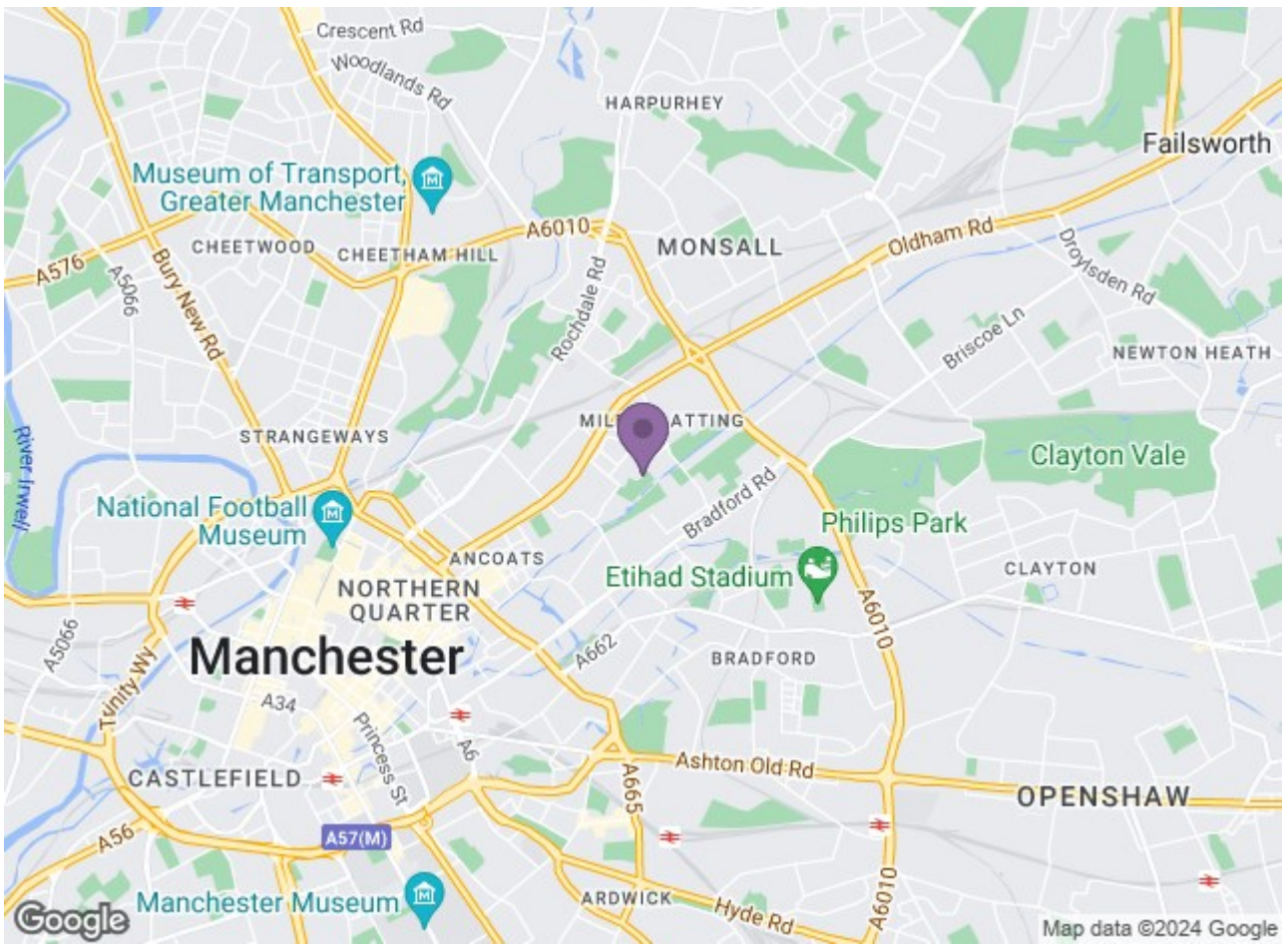
Available 5th August 2024

Deposit - £1320

12 month Minimum Tenancy

Council Tax Band A





Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Energy A	Energy D	CO <sub>2</sub> 15	CO <sub>2</sub> 72
Energy B	Energy E	CO <sub>2</sub> 20	CO <sub>2</sub> 68
Energy C	Energy F	CO <sub>2</sub> 25	CO <sub>2</sub> 65
Energy D	Energy G	CO <sub>2</sub> 30	CO <sub>2</sub> 62
Energy E	Energy H	CO <sub>2</sub> 35	CO <sub>2</sub> 58
Energy F	Energy I	CO <sub>2</sub> 40	CO <sub>2</sub> 55
Energy G	Energy J	CO <sub>2</sub> 45	CO <sub>2</sub> 52
Energy H	Energy K	CO <sub>2</sub> 50	CO <sub>2</sub> 48
Energy I	Energy L	CO <sub>2</sub> 55	CO <sub>2</sub> 45
Energy J	Energy M	CO <sub>2</sub> 60	CO <sub>2</sub> 42
Energy K	Energy N	CO <sub>2</sub> 65	CO <sub>2</sub> 38
Energy L	Energy O	CO <sub>2</sub> 70	CO <sub>2</sub> 35
Energy M	Energy P	CO <sub>2</sub> 75	CO <sub>2</sub> 32
Energy N	Energy Q	CO <sub>2</sub> 80	CO <sub>2</sub> 28
Energy O	Energy R	CO <sub>2</sub> 85	CO <sub>2</sub> 25
Energy P	Energy S	CO <sub>2</sub> 90	CO <sub>2</sub> 22
Energy Q	Energy T	CO <sub>2</sub> 95	CO <sub>2</sub> 18
Energy R	Energy U	CO <sub>2</sub> 100	CO <sub>2</sub> 15