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# Ascend

Built on higher standards



Waterside, St. James Court West, Accrington

£625 PCM

Ascend are very pleased to offer a stunning 1 bedroom apartment in the peaceful, ever-popular Waterside development.

Accrington is a Lancastrian town situated between Blackburn and Burnley and the apartment is within walking distance to Accrington town centre. The location boasts fantastic transport links such as; good motorway access via M65, M66, M6, M61 which allows easy commute to surrounding cities and towns such as Preston, Bradford and Halifax and also has easy access to A56 which goes directly into Manchester.

It's available to move in immediately. 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 2nd July 2024

Deposit: £720,

12 months tenancy,

Council Tax Band A.





Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Energy A	Energy D	Carbon A	Carbon D
Energy B	Energy C	Carbon B	Carbon C
Energy C	Energy B	Carbon C	Carbon B
Energy D	Energy A	Carbon D	Carbon A
Energy E	Energy D	Carbon E	Carbon C
Energy F	Energy E	Carbon F	Carbon D
Energy G	Energy F	Carbon G	Carbon E
Energy G	Energy G	Carbon G	Carbon F

Energy Efficiency Rating: Current 74, Potential 84  
 Environmental Impact (CO<sub>2</sub>) Rating: Current D, Potential B