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# Ascend

Built on higher standards



Kenyon Court, 141 Kenyon Lane, Manchester

Asking Price £120,000

\*Buy To Let Investors Only - Tenanted on a fixed agreement until May 2025 at £875pcm\*

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.

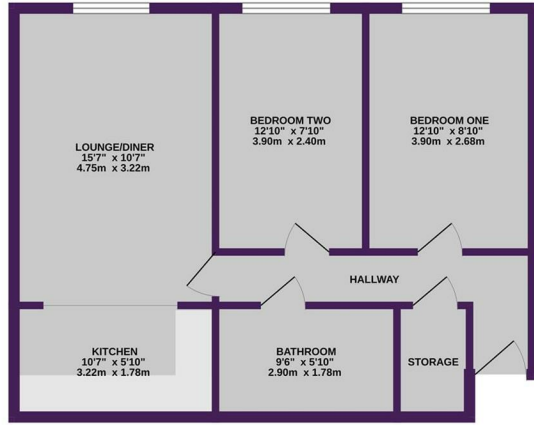
Location wise, you're just 3 miles from Manchester's renowned Northern Quarter and 2.6 miles from Manchester Fort Shopping Park. The likes of Morrisons and Tesco can be found just a short distance away, off the popular Oldham Road area, and you'll also have easy accessibility to the wider Manchester 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.

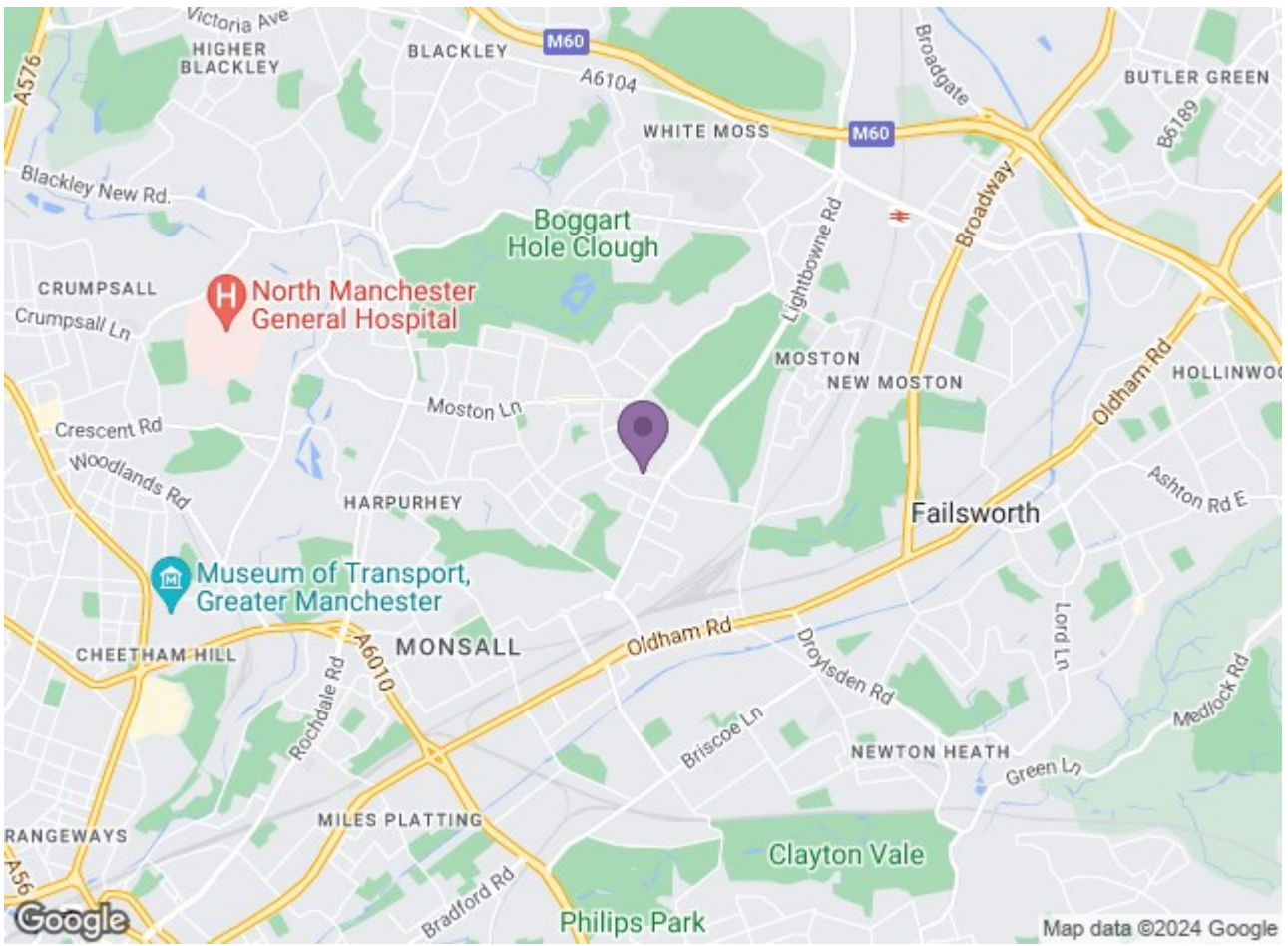
Service charge: £2700pa



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 floorplan, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any errors or omissions in this document. This plan is for general guidance only and should not be used to make any purchase or other decisions. Measurements are given to the nearest millimetre. All dimensions are given as to their open state unless otherwise stated. All dimensions are given to the nearest millimetre.



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

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