

Ascend

Built on higher standards



2 Silverlace Avenue Manchester M11 1GP

- CASH, INVESTMENT BUYERS ONLY
- Ground Floor Apartment
- Spacious Living Accommodation
- Popular Area, Close To Amenities
- Viewing By Appointment Only
- Tenanted at £950pcm (December 2025)!
- Two Double Bedrooms
- Open Plan Living Room & Kitchen
- NO ONWARD CHAIN
- Video Walk-through Available

Asking Price £100,000



****CASH, INVESTMENT BUYERS ONLY****

We have a cracking two bedroom apartment up for grabs, situated just 15 minutes from the beating heart of Manchester city centre!

Inside this well-presented ground floor apartment you'll find bright rooms which boast plenty of space to kick back and relax, with an open plan living kitchen, 2 double bedrooms and a generous bathroom.

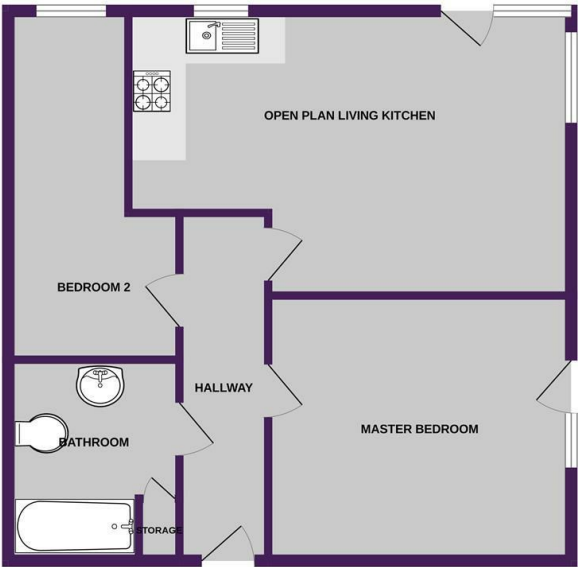
The apartment has the benefit of immediate access onto a communal courtyard.

Location wise, you'll have everything you need within easy reach. Both Fairfield and Gorton train station are just 2 minutes away, with several bus stops practically on your doorstep too. Just round the corner you'll find the likes of Morrisons, Greggs, Lidl, McDonalds and The Gym on Lime Square.

This property is currently tenanted on fixed agreement until December 2025 at £950pcm.

- Leasehold Property
- Service Charge: £1589.20pa
- Ground Rent: £120pa (RPI increase every 10 years)
- Lease: 125 years from 2011
- Council Tax: Manchester B - £1456
- Building Management: Adactus
- EPC: Pending
- 100% Ownership

GROUND FLOOR
693 sq.ft. (64.4 sq.m.) approx.



TOTAL FLOOR AREA: 693 sq.ft. (64.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other areas 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 Homestyler 1/2023

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO2 emissions		
England & Wales	EU Directive 2002/91/EC	

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