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# Ascend

Built on higher standards



NQ4 North, Naval Street, Manchester, M4 6BA

£1,210 PCM

**\*\* TWO BEDROOMS, TWO BATHROOMS... WITH PARKING! \*\***

Once the engine room of the Industrial Revolution, Ancoats has reinvented itself as one of Manchester's most sought-after places to live, and NQ4 sits right at the heart of it all.

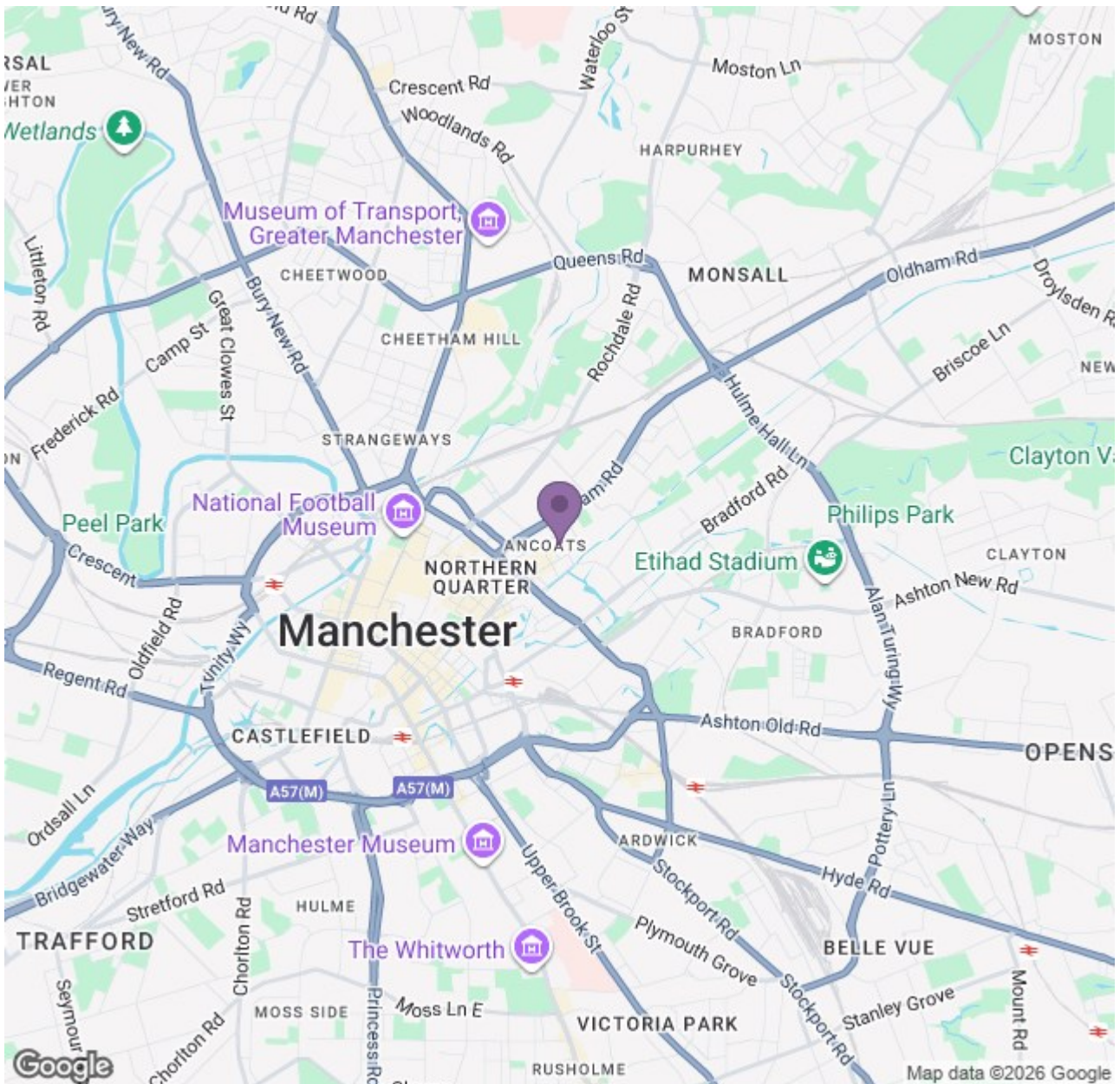
This larger-than-average two-bedroom, two-bathroom apartment delivers easy, modern living without the eye-watering price tag of some of the newer schemes nearby. With two proper double bedrooms, generous proportions throughout, a bright and contemporary bathroom setup, and a sociable open-plan kitchen and lounge, it's a space designed for real life, whether that's hosting friends, working from home, or simply putting your feet up after a long day.

Step outside and you're surrounded by the best of Manchester's old-meets-new charm. Think iconic red-brick mills, converted warehouses, and a constant hum of city energy. The Northern Quarter is right on your doorstep, bursting with infamous bars, indie cafés, bakeries, record shops and places you'll "just pop into" and end up staying all afternoon. There's also a nearby retail park for everyday essentials, from big food shops and gym sessions to grabbing camping gear for your next escape!

NQ4 is a well established development, but that's part of the appeal. It's brilliantly located, and offers fantastic value for money in a cracking spot that renters genuinely want to be in. Apartments here rarely hang around for long.







Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Band	Score	Rating	Band	Score	Rating
A	92-100	Very Good	A	1-10	Very Low
B	81-91	Good	B	11-20	Low
C	69-80	Fair	C	21-30	Medium
D	55-68	Below Average	D	31-40	Medium-High
E	45-54	Poor	E	41-50	High
F	35-44	Very Poor	F	51-60	Very High
G	1-34	Very Poor	G	61-70	Very High

England & Wales  
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