



Sky Gardens, Spinners Way, Manchester

Offers In Excess Of £165,000

\*\*Open For Residential Buyers & Buy To Let Investors\*\*

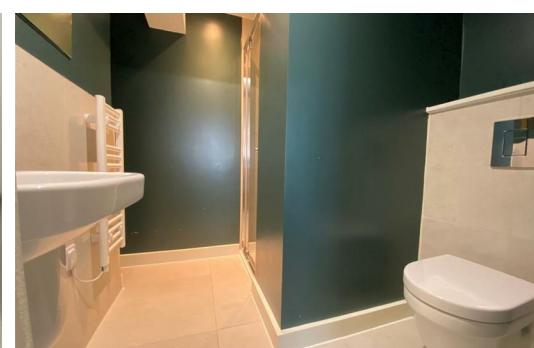
Ascend Properties are over the moon to bring to market this one-bedroom duplex apartment in Sky Gardens and yes, it really does live up to its name.

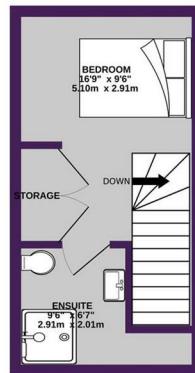
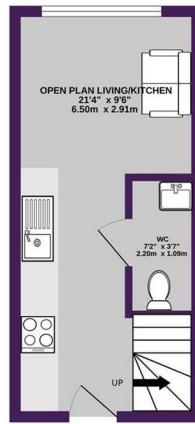
Perfectly positioned in Castlefield, this apartment puts you right at the heart of Manchester's waterside lifestyle. From buzzing bars and restaurants to cultural hotspots like Castlefield Bowl, Castlefield Gallery, and the Science and Industry Museum, everything you need is right on your doorstep talk about a prime location.

This stylish duplex offers a bright open-plan kitchen and living space and a generous double bedroom, and 1.5 bath rooms, because sharing is overrated. There's a handy downstairs WC, with an en-suite upstairs, so comfort is well and truly built in.

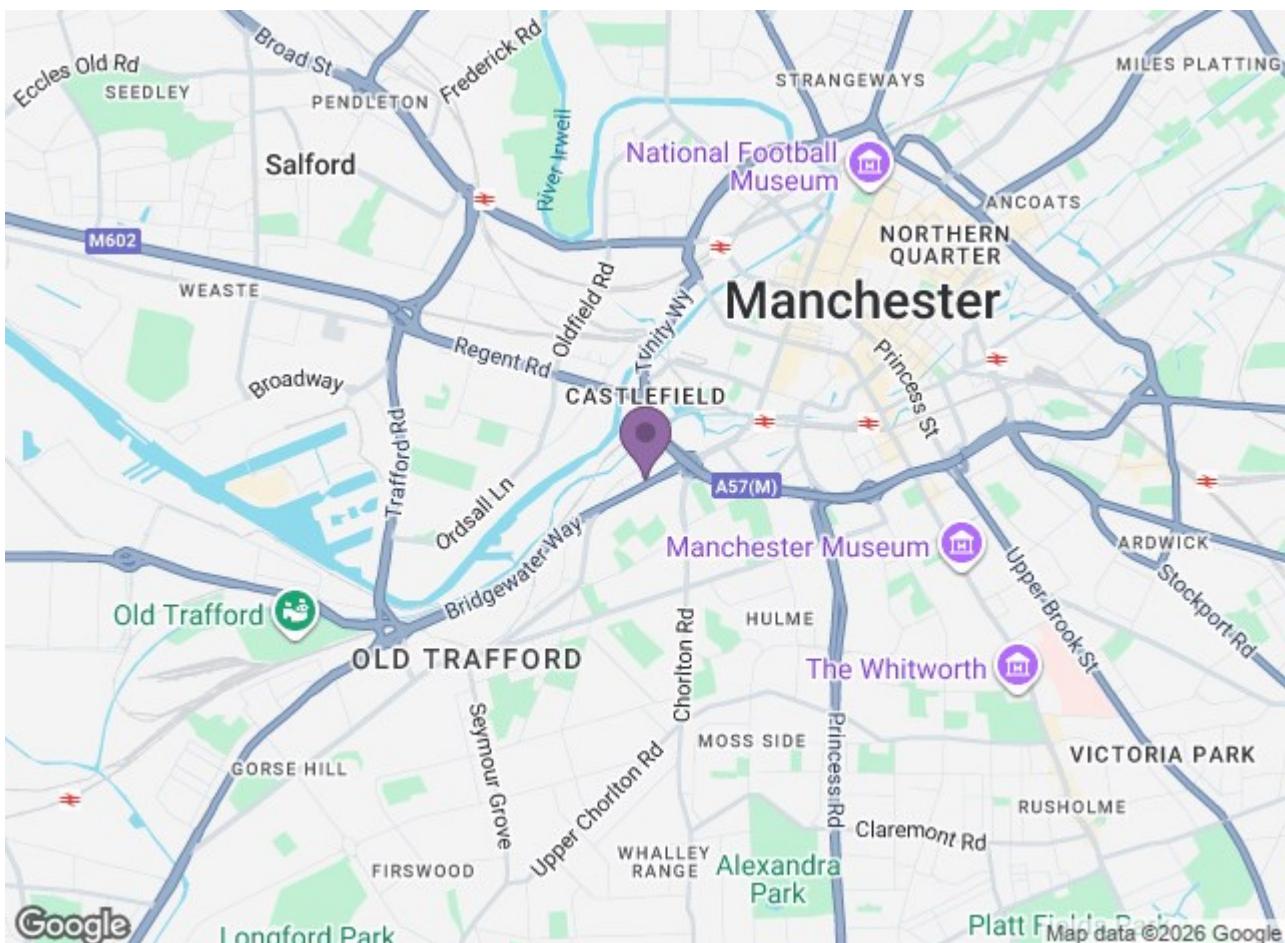
To top it all off, residents can enjoy a stunning communal roof terrace with sweeping views across Manchester city centre, a space that's sure to raise the bar on city living.

With its high specification and unbeatable location, this property is set to rise above the rest. We expect strong interest, so don't sleep on it, get in touch with Ascend Properties today to avoid missing out.





TOTAL FLOOR AREA: 383 sq. ft. (35.6 sq.m.) approx.  
Whilst every endeavour has been made to ensure the information contained in these floor plans is accurate, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or inaccuracy. The floor plans are for illustrative purposes only and are not to scale. They are not intended for prospective purchasers. The services, systems and appliances shown have not been tested and no guarantee is given as to their condition or working order. Measurements are approximate.



Energy Efficiency Rating		Environmental Impact (CO2) Rating	
Current		Potential	
95 (A)	85 (B)	95 (A)	65 (B)
94 (A)	84 (B)	94 (A)	64 (B)
93 (A)	83 (B)	93 (A)	63 (B)
92 (A)	82 (B)	92 (A)	62 (B)
91 (A)	81 (B)	91 (A)	61 (B)
90 (A)	80 (B)	90 (A)	60 (B)
89 (B)	79 (C)	89 (B)	59 (C)
88 (B)	78 (C)	88 (B)	58 (C)
87 (B)	77 (C)	87 (B)	57 (C)
86 (B)	76 (C)	86 (B)	56 (C)
85 (B)	75 (C)	85 (B)	55 (C)
84 (B)	74 (C)	84 (B)	54 (C)
83 (B)	73 (C)	83 (B)	53 (C)
82 (B)	72 (C)	82 (B)	52 (C)
81 (B)	71 (C)	81 (B)	51 (C)
80 (B)	70 (C)	80 (B)	50 (C)
79 (C)	69 (D)	79 (C)	49 (D)
78 (C)	68 (D)	78 (C)	48 (D)
77 (C)	67 (D)	77 (C)	47 (D)
76 (C)	66 (D)	76 (C)	46 (D)
75 (C)	65 (D)	75 (C)	45 (D)
74 (C)	64 (D)	74 (C)	44 (D)
73 (C)	63 (D)	73 (C)	43 (D)
72 (C)	62 (D)	72 (C)	42 (D)
71 (C)	61 (D)	71 (C)	41 (D)
70 (C)	60 (D)	70 (C)	40 (D)
69 (D)	59 (E)	69 (D)	39 (E)
68 (D)	58 (E)	68 (D)	38 (E)
67 (D)	57 (E)	67 (D)	37 (E)
66 (D)	56 (E)	66 (D)	36 (E)
65 (D)	55 (E)	65 (D)	35 (E)
64 (D)	54 (E)	64 (D)	34 (E)
63 (D)	53 (E)	63 (D)	33 (E)
62 (D)	52 (E)	62 (D)	32 (E)
61 (D)	51 (E)	61 (D)	31 (E)
60 (D)	50 (E)	60 (D)	30 (E)
59 (E)	49 (F)	59 (E)	29 (F)
58 (E)	48 (F)	58 (E)	28 (F)
57 (E)	47 (F)	57 (E)	27 (F)
56 (E)	46 (F)	56 (E)	26 (F)
55 (E)	45 (F)	55 (E)	25 (F)
54 (E)	44 (F)	54 (E)	24 (F)
53 (E)	43 (F)	53 (E)	23 (F)
52 (E)	42 (F)	52 (E)	22 (F)
51 (E)	41 (F)	51 (E)	21 (F)
50 (E)	40 (F)	50 (E)	20 (F)
49 (E)	39 (F)	49 (E)	19 (F)
48 (E)	38 (F)	48 (E)	18 (F)
47 (E)	37 (F)	47 (E)	17 (F)
46 (E)	36 (F)	46 (E)	16 (F)
45 (E)	35 (F)	45 (E)	15 (F)
44 (E)	34 (F)	44 (E)	14 (F)
43 (E)	33 (F)	43 (E)	13 (F)
42 (E)	32 (F)	42 (E)	12 (F)
41 (E)	31 (F)	41 (E)	11 (F)
40 (E)	30 (F)	40 (E)	10 (F)
39 (E)	29 (F)	39 (E)	9 (F)
38 (E)	28 (F)	38 (E)	8 (F)
37 (E)	27 (F)	37 (E)	7 (F)
36 (E)	26 (F)	36 (E)	6 (F)
35 (E)	25 (F)	35 (E)	5 (F)
34 (E)	24 (F)	34 (E)	4 (F)
33 (E)	23 (F)	33 (E)	3 (F)
32 (E)	22 (F)	32 (E)	2 (F)
31 (E)	21 (F)	31 (E)	1 (F)
30 (E)	20 (F)	30 (E)	0 (F)