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# Ascend

Built on higher standards



Irwell Building, Derwent Street, Salford

£1,075 PCM

Nestled in-between the River Irwell and the Manchester ship canal, these stunning apartments at Lowry Wharf blend a good splash of style with a natural homely comfort.

Kitted out with modern furnishings, this ground floor apartment oozes unrivalled quality. The spacious open-plan kitchen/lounge is light and airy, and the benefit of two bathrooms - a master and an en-suite - is a major bonus. With fixtures and fittings of the highest quality, there really has been no stone left unturned whilst fitting this apartment out with all the features that one has come to expect from Manchester city centre apartments.

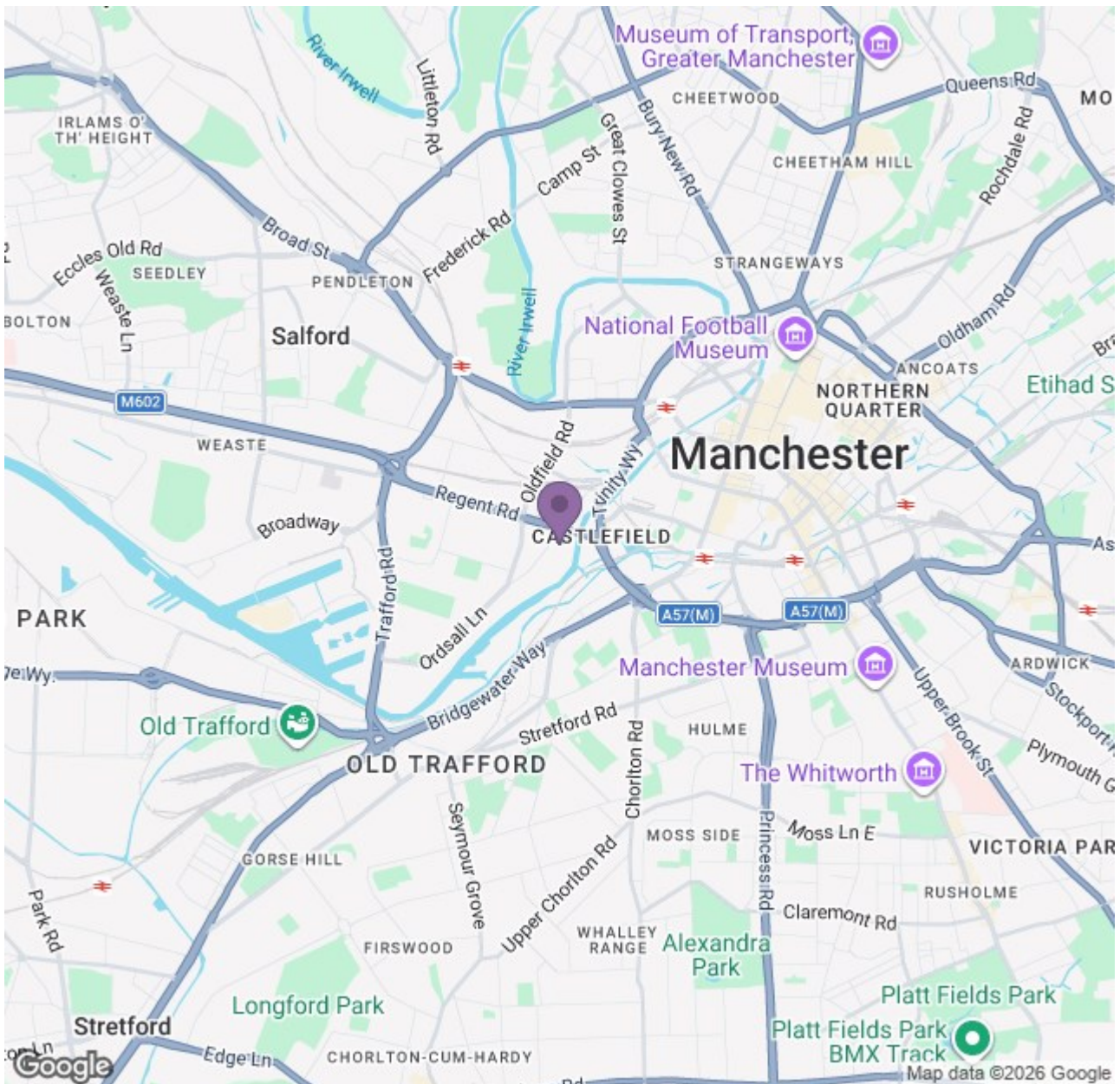
The location couldn't be more perfect either. Just a hop, skip and a jump away from Deansgate Metrolink, the Manchester world (and the surrounding area) is your oyster. The beating heart of Manchester is little but a 10-15 minute stroll, with the likes of Deansgate Locks, Spinningfields, Salford Quays and Castlefield all on your doorstep. The Ring Road is easily accessible, as are the canal boats; if floating through the city is more your thing. We wouldn't recommend swimming though.

And just so you know, the pictures for this apartment are for marketing purposes only. Internal fixtures, fittings and furnishings may vary.

Available Now (subject to application and referencing)  
Deposit £1,240  
Council Tax Band: B  
Furnished







Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Rating	Score	Rating	Score
A	92	A	74
B	81	B	64
C	69	C	54
D	59	D	44
E	49	E	34
F	39	F	24
G	29	G	14