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# Ascend

Built on higher standards



## Flynn Court, Salford

£1,050 PCM

A beautifully refurbished two-bedroom ground floor apartment in a highly sought-after Salford location. Offering a wonderful combination of space, natural light and a convenient location, this recently refurbished two-bedroom ground floor apartment at Flynn Court is a lovely place to call home.

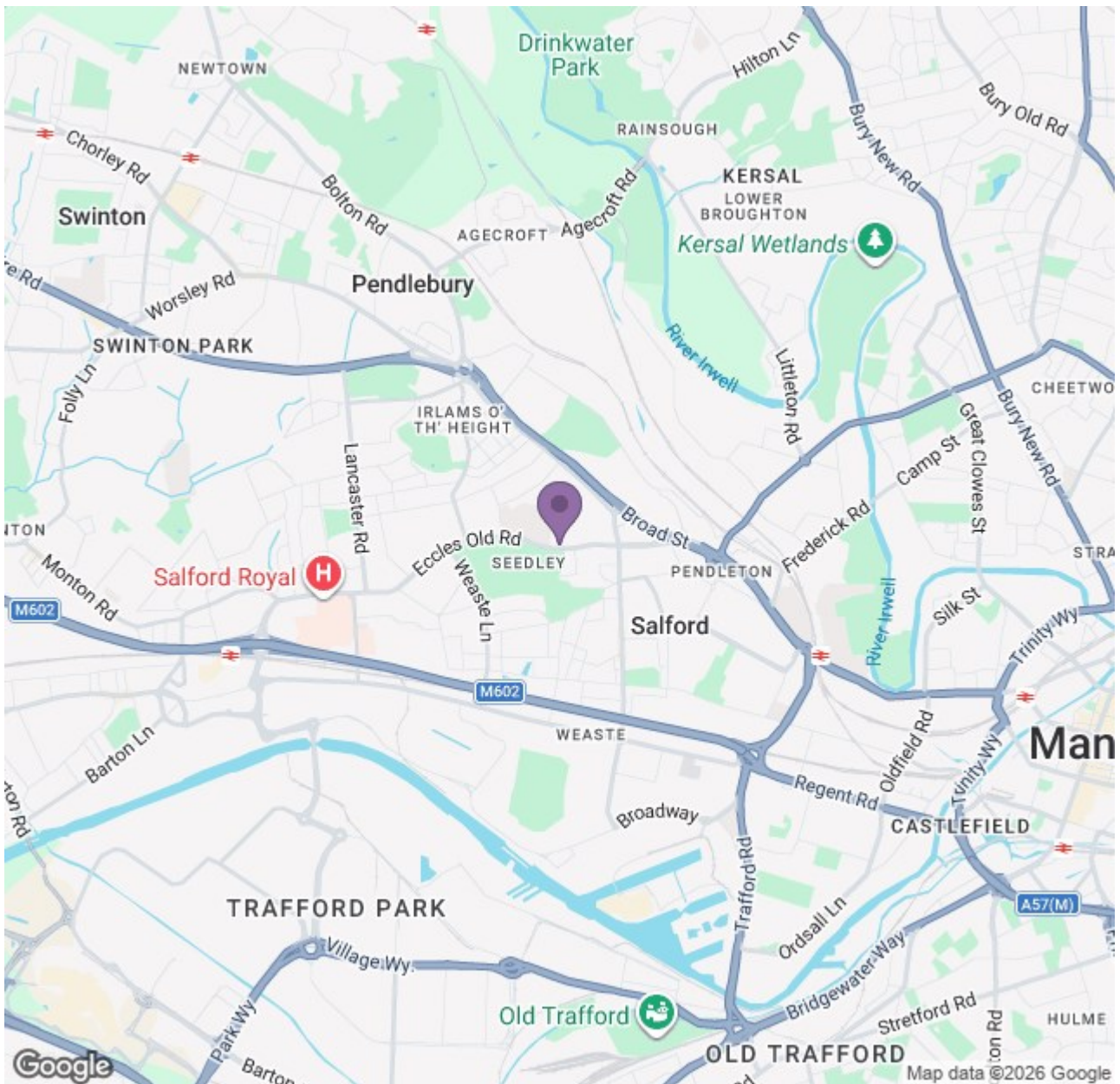
The property has recently undergone a programme of refurbishment to a high specification, creating a fresh, modern and welcoming home with a practical layout. The apartment also benefits from brand new double-glazed windows and new energy-efficient panel heaters, helping to create a comfortable and more efficient home.

The spacious living room is a real highlight, with windows to three aspects, allowing light to fill the room while providing a pleasant outlook over the well-maintained communal lawned gardens. There is plenty of space for both comfortable seating and dining.

The apartment offers a good-sized double bedroom together with a versatile second bedroom. The latter would work equally well as a single bedroom, home office, study, nursery or cot room, depending on your requirements.

The recently updated sleek kitchen provides a smart and practical space, while the bathroom has been finished as a contemporary walk-in wet room.





| Energy Efficiency Rating |        |      |       | Environmental Impact (CO <sub>2</sub> ) Rating |       |      |       |
|--------------------------|--------|------|-------|------------------------------------------------|-------|------|-------|
| Rating                   | Score  | Band | Score | Rating                                         | Score | Band | Score |
| A                        | 92-100 | A    | 100   | A                                              | 100   | A    | 100   |
| B                        | 81-91  | B    | 90    | B                                              | 81-91 | B    | 90    |
| C                        | 69-80  | C    | 78    | C                                              | 69-80 | C    | 78    |
| D                        | 55-68  | D    | 67    | D                                              | 55-68 | D    | 67    |
| E                        | 41-54  | E    | 56    | E                                              | 41-54 | E    | 56    |
| F                        | 29-40  | F    | 45    | F                                              | 29-40 | F    | 45    |
| G                        | 1-28   | G    | 34    | G                                              | 1-28  | G    | 34    |