



The Hub, Piccadilly Place, Manchester
Asking Price £195,000

Ascend
Built on higher standards

The Hub, Piccadilly Place, Manchester

Buy To Let Investment Opportunity Only

Ascend Properties are excited to introduce this stylish one bedroom apartment, perfectly placed on the doorstep of the Northern Quarter and Piccadilly.

Step inside and you will find a bright, beautifully presented space designed for modern city living. The apartment boasts a sleek fitted kitchen, contemporary bathroom and a generous double bedroom.

One of the real highlights is access to a communal roof terrace where you can soak up impressive city views towards Piccadilly, perfect for a morning coffee or unwinding after work.

Location wise, it does not get much better. With the Northern Quarter just moments away, you will have some of Manchester's best bars, restaurants, cafés and independent shops right on your doorstep. And with Piccadilly Station only a short stroll away, commuting or weekend getaways could not be easier.

Fancy a closer look? Get in touch with our sales team, we would love to show you around.

Entrance Hallway

A welcoming entrance hall with doors to all rooms. Built in storage cupboard with sliding doors, airing cupboard housing the hot water tank and plumbing for a washing machine. Wall mounted electric heater and wood flooring continuing to the living room and kitchen.

Living Kitchen Diner

A bright and spacious living room which benefits from a floor to ceiling double glazed door opening to the Juliet balcony. Continuation of the wood flooring, wall mounted electric heaters, spot lighting and a wall mounted intercom system.

The kitchen is furnished with a modern and contemporary range of wall mounted and base level units, with work top surfaces over incorporating a one and a half bowl stainless steel sink and drainer unit.

Built in electric oven and grill with an electric hob and extractor hood with lighting over.

Integrated appliances include a dishwasher, and fridge with freezer compartment.

Bedroom

Double glazed floor to ceiling door opening to a juliet balcony. Wall mounted electric heater.

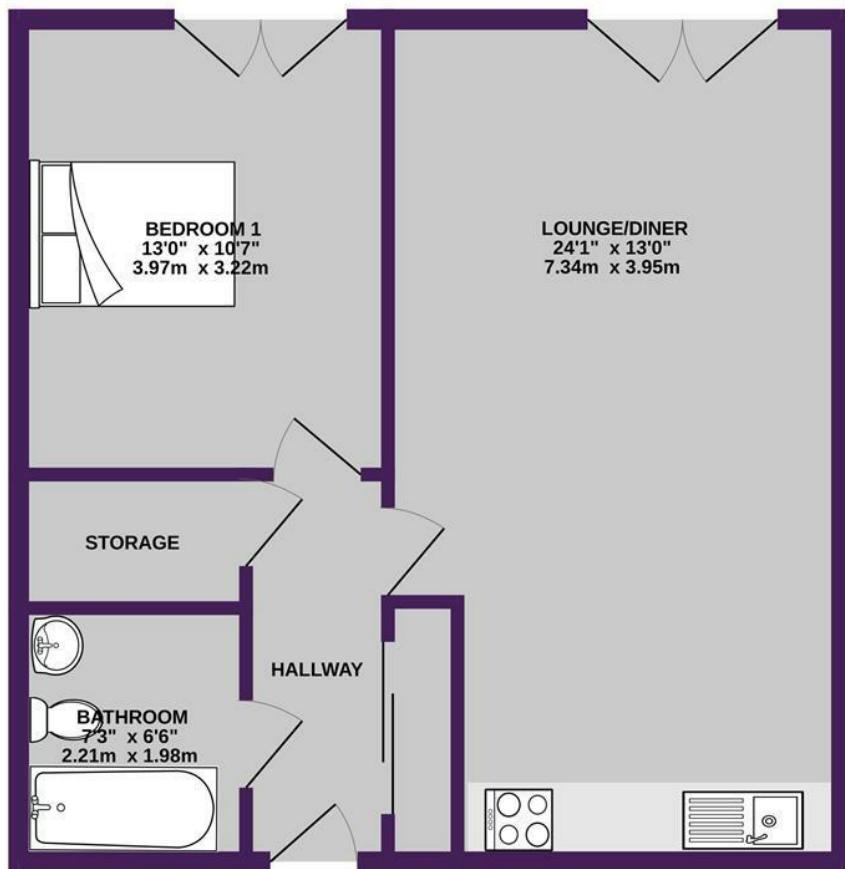
Bathroom

Furnished with a modern three piece suite comprising; panelled bath with a wall mounted shower attachment and shower screen, vanity wash hand basin and a low level WC. Tiled walls, tiled flooring, spot lighting, chrome heated towel rail and an extractor fan.

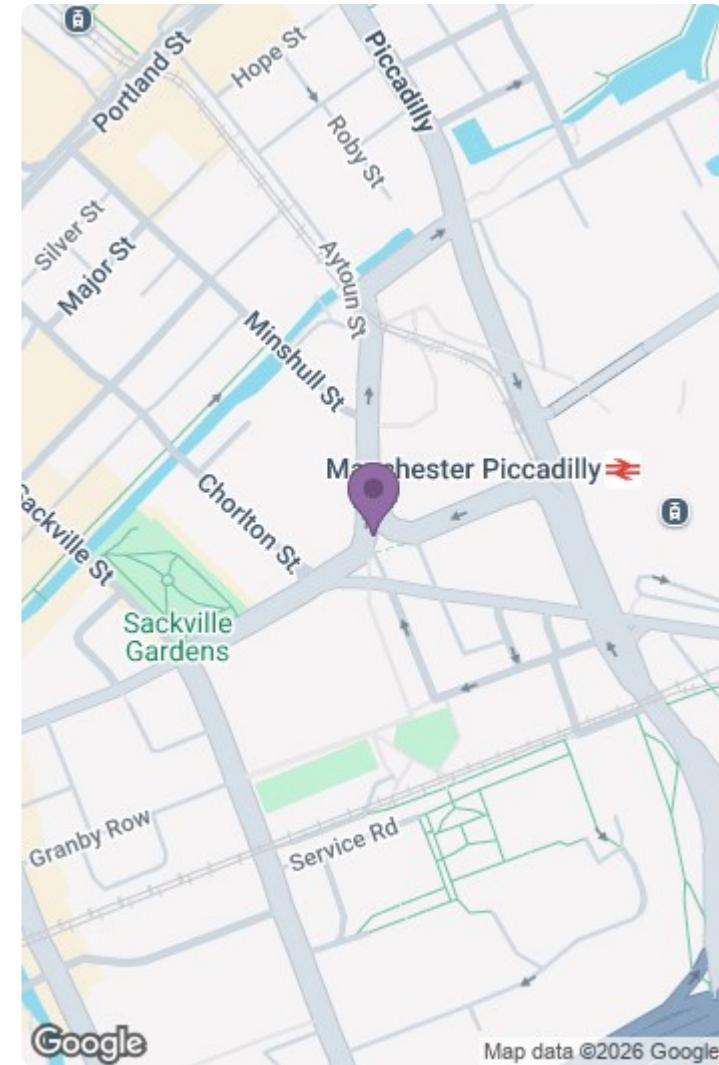


Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are, in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended. Although we try to ensure accuracy, measurements used in this brochure may be approximate. Therefore if intending purchasers need accurate measurements to order carpeting or to ensure existing furniture will fit, they should take such measurements themselves.

NINTH FLOOR
567 sq.ft. (52.6 sq.m.) approx.



TOTAL FLOOR AREA : 567 sq.ft. (52.6 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate. The responsibility is left 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.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(70-80)	C		
(55-69)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			

England & Wales

86

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(70-80)	C		
(55-69)	D		
(39-54)	E		
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Not environmentally friendly - higher CO ₂ emissions			
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