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# Ascend

Built on higher standards



## Victoria Residence, Manchester

£3,200 PCM

Set within one of Manchester's most luxurious neighbourhoods, this exceptional 16th-floor corner apartment raises the bar for modern living. With panoramic views stretching across Manchester's skyline, high-spec interiors, and world-class amenities at your fingertips, this is city living at its most refined!

Flooded with natural light from its dual-aspect position, the three-bedroom layout is beautifully balanced, generous, stylish, and designed for effortless living. All bedrooms feature bespoke Sharps built-in wardrobes, offering elegant storage solutions that elevate both design and functionality. Each of the three bathrooms is equipped with a shower bidet for added comfort and convenience, including two en-suites finished in premium materials and a third contemporary bathroom completing the home.

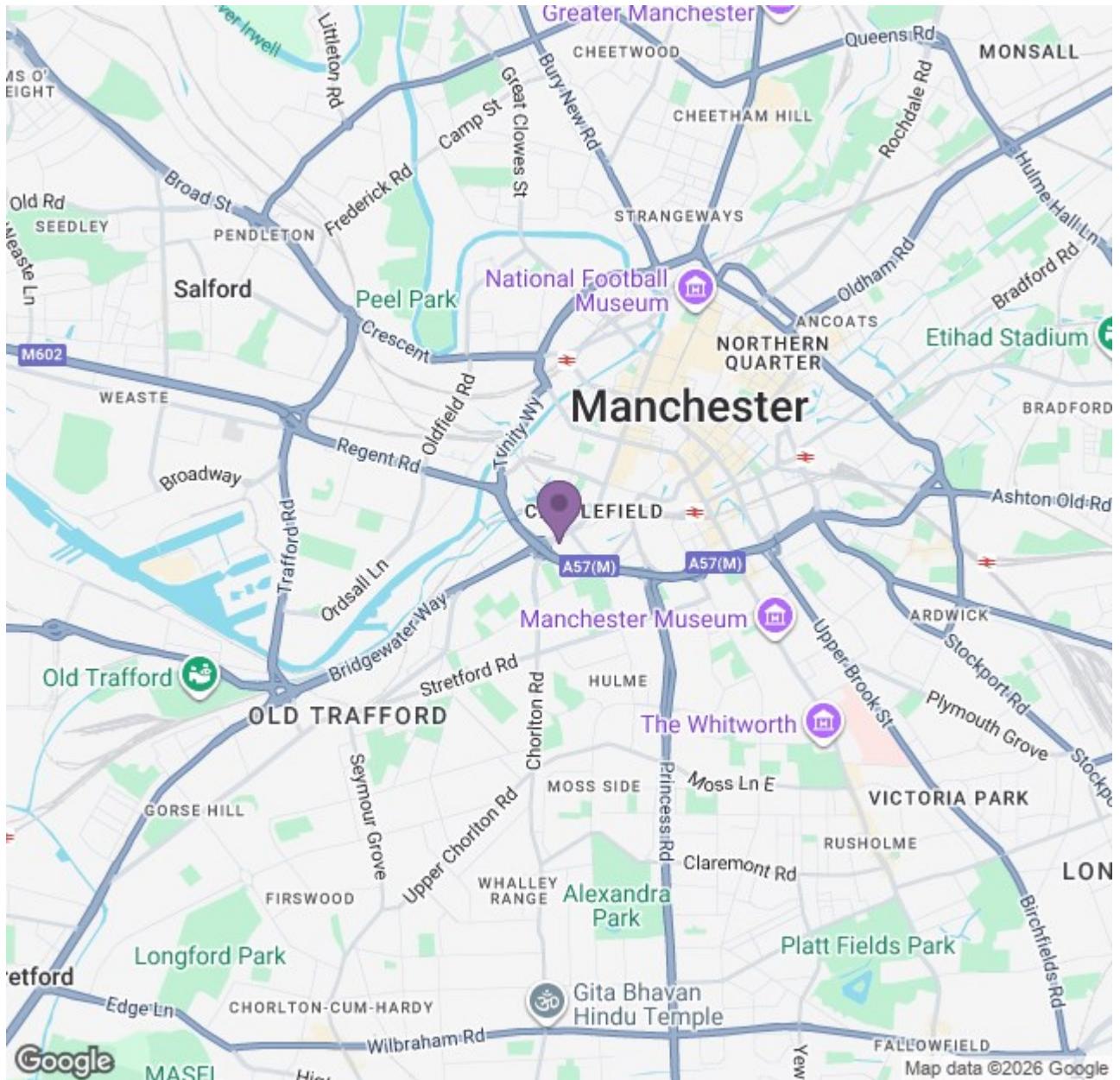
The open-plan kitchen and living area is the showstopper: elegant finishes, quality integrated appliances (including double oven, dishwasher, wine cooler and more), and floor-to-ceiling views that make every moment feel special. Whether it's hosting, relaxing, or unwinding after a long day, this room delivers it all.

And then there's the lifestyle. Residents enjoy access to some of the finest amenities in the city, including the iconic 44th-floor gym and spa with a stunning swimming pool, sky-high roof terraces, co-working areas, residents' lounges, and a 24-hour concierge service. Victoria Residence is more than a building; it's a community built around comfort, convenience, and luxury.



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

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