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# Ascend

Built on higher standards



Victoria Residence, Silvercroft Street, Manchester

Offers In Excess Of £395,000

\*Buy-to-Let Investment Only – Tenanted Until August 2026\*

Say hello to this bright and brilliant two-bedroom, two-bathroom corner apartment on Silvercroft Street, Manchester, a property that knows how to make an impression (and keep tenants happy).

As a corner apartment, it enjoys extra natural light and a great sense of space. The open-plan living area is perfect for everything from chilled evenings in to hosting friends, while the two well-proportioned bedrooms offer comfortable, private retreats. And with two modern bathrooms, there's no queuing for showers, always a win for tenants.

Location-wise, you're right in the mix. Shops, cafés, restaurants, and transport links are all close by, making this a consistently popular spot for renters who want city living with convenience baked in.

Offered as a buy-to-let investment only, the apartment is tenanted until August 2026, delivering immediate rental income from day one.

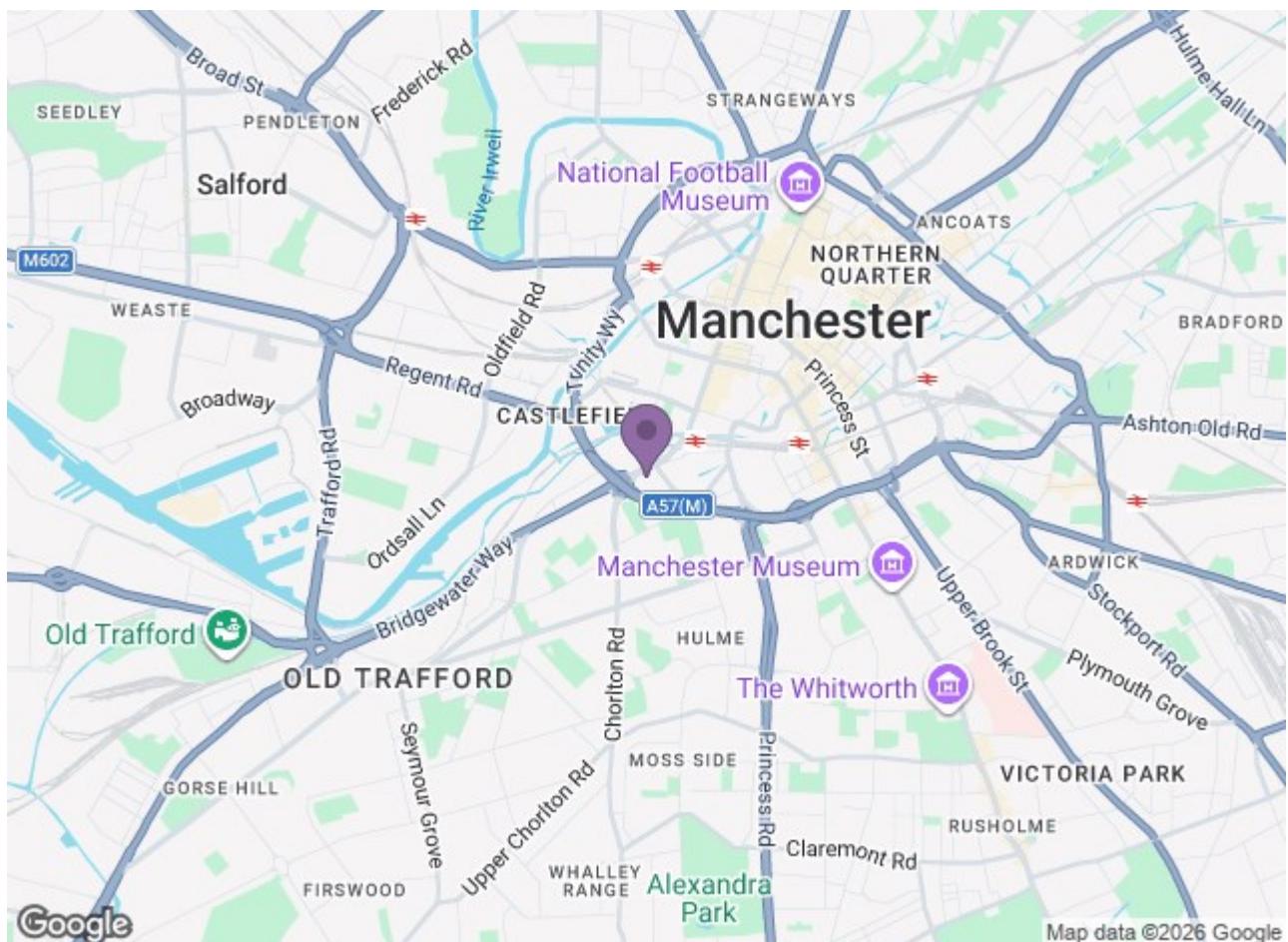
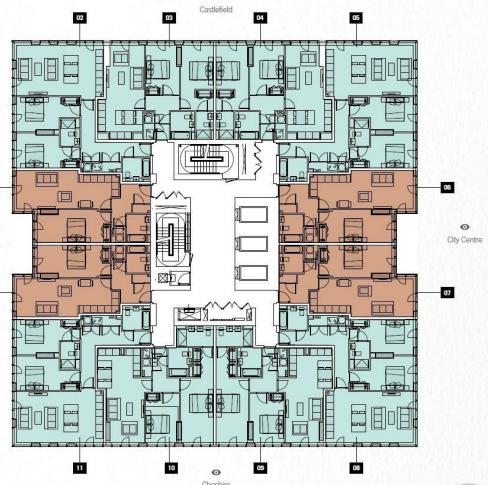
A bright corner, two beds, two baths, and a buzzing Manchester location, what's not to like?



**CROWN**  
ST  
VICTORIA *Residence*

**6TH - 13TH**  
**FLOOR FLOOR**

UNIT NO.	UNIT TYPE	TOTAL SIZE (SQFT)
1	1 Bed	625
2	2 Bed	931
3	2 Bed	794
4	2 Bed	794
5	2 Bed	931
6	1 Bed	625
7	1 Bed	625
8	2 Bed	931
9	2 Bed	858
10	2 Bed	858
11	2 Bed	942
12	1 Bed	625



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Forecast	Current	Forecast
Very energy efficient - lower running costs Rating A	B	Very environmentally friendly - lowest CO <sub>2</sub> emissions Rating A	B
(95-100)	(84-94)	(95-100)	(84-94)
Highly efficient - lower running costs Rating B	C	Highly environmentally friendly - lower CO <sub>2</sub> emissions Rating B	C
(84-94)	(73-83)	(84-94)	(73-83)
Efficient - lower running costs Rating C	D	Environmentally friendly - lower CO <sub>2</sub> emissions Rating C	D
(73-83)	(62-72)	(73-83)	(62-72)
Standard - running costs may be higher Rating D	E	Standard - CO <sub>2</sub> emissions are higher Rating D	E
(62-72)	(51-61)	(62-72)	(51-61)
Very energy inefficient - higher running costs Rating E	F	Very high environmental impact - highest CO <sub>2</sub> emissions Rating F	G
(51-61)	(40-50)	(51-61)	(40-50)

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