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# Ascend

Built on higher standards



## Smithfield Building, Manchester

Offers In Excess Of £260,000

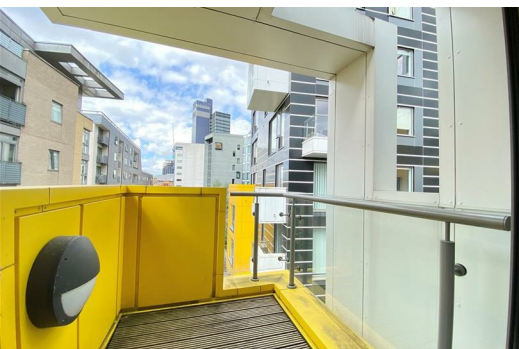
Situated in the highly sought-after Smithfield Square development in the Northern Quarter, this uber-stylish 2 bedroom apartment is perfectly placed to reach everything you need.

This is a truly stand-out building, with an ultra-modern black, white and yellow design. The interior is equally as stylish with sleek wooden flooring, huge floor to ceiling windows and top-notch fixtures and fittings. In the smart open-plan lounge/kitchen you'll find high-quality features such as Zanussi kitchen appliances and a dishwasher included. As an extra bonus, the lounge opens up onto your very own private, wrap-around balcony. Both bathrooms offer you a taste of luxury, with a slick contemporary design featuring tiled walls and Porcelanosa sinks, and in the bedrooms you'll benefit from spacious built-in wardrobes.

Around this unique development you'll discover a wide variety of cafes and restaurants right on your doorstep, including the popular Cat Cafe, Almost Famous and Manchester's renowned bakery, Home Sweet Home - whatever your taste, there's something to suit everyone! Shudehill Interchange Metrolink is just a couple of minutes' walk away too, so the delights of the city centre are right at your fingertips.

If you're interested in having a closer look, or have any questions, do get in touch. And just so you know, the pictures for this apartment are for marketing purposes only, so the internal fixtures, fittings and furnishings may vary.

This property is currently tenanted on a periodic agreement at £1350pcm



**Entrance Hallway**

Entrance door from the communal hallway, cupboard housing the washing machine and boiler. Wood flooring, security entrance phone, doors to:-

**Open Plan Living Room & Kitchen**

207' x 110' (6.299 x 3.354)

A huge space with wooden flooring throughout and floor to ceiling windows flooding the apartment with natural light. You also get the bonus of two private balconies with views over the Northern Quarter. The sleek kitchen is furnished to a high standard, with integrated appliances including microwave and a fridge freezer.

**Master Bedroom**

135' x 108' (4.106 x 3.253)

A large double bedroom with a double glazed window, wall mounted electric heater and a built in wardrobe. Door to the en suite;

**En Suite Shower Room**

Furnished with a three piece suite comprising: Walk in shower enclosure, pedestal wash hand basin and a low level WC.

Fully tiled walls, tiled flooring, chrome heated towel rail.

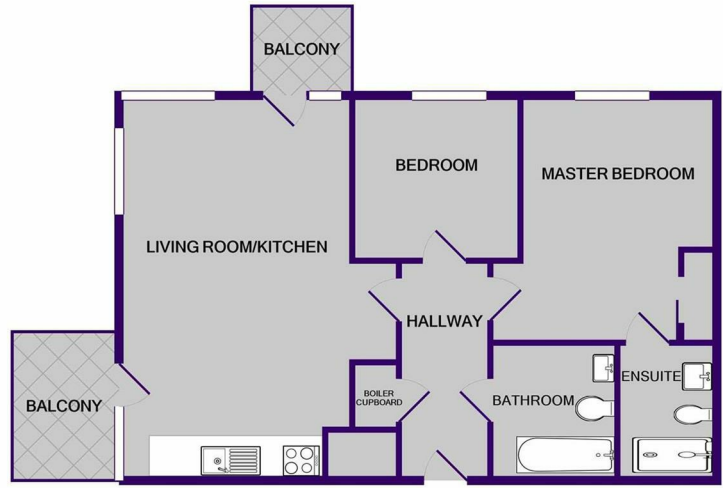
**Bedroom Two**

81'0" x 89' (2.711 x 2.672)

Double glazed window, wall mounted electric heater.

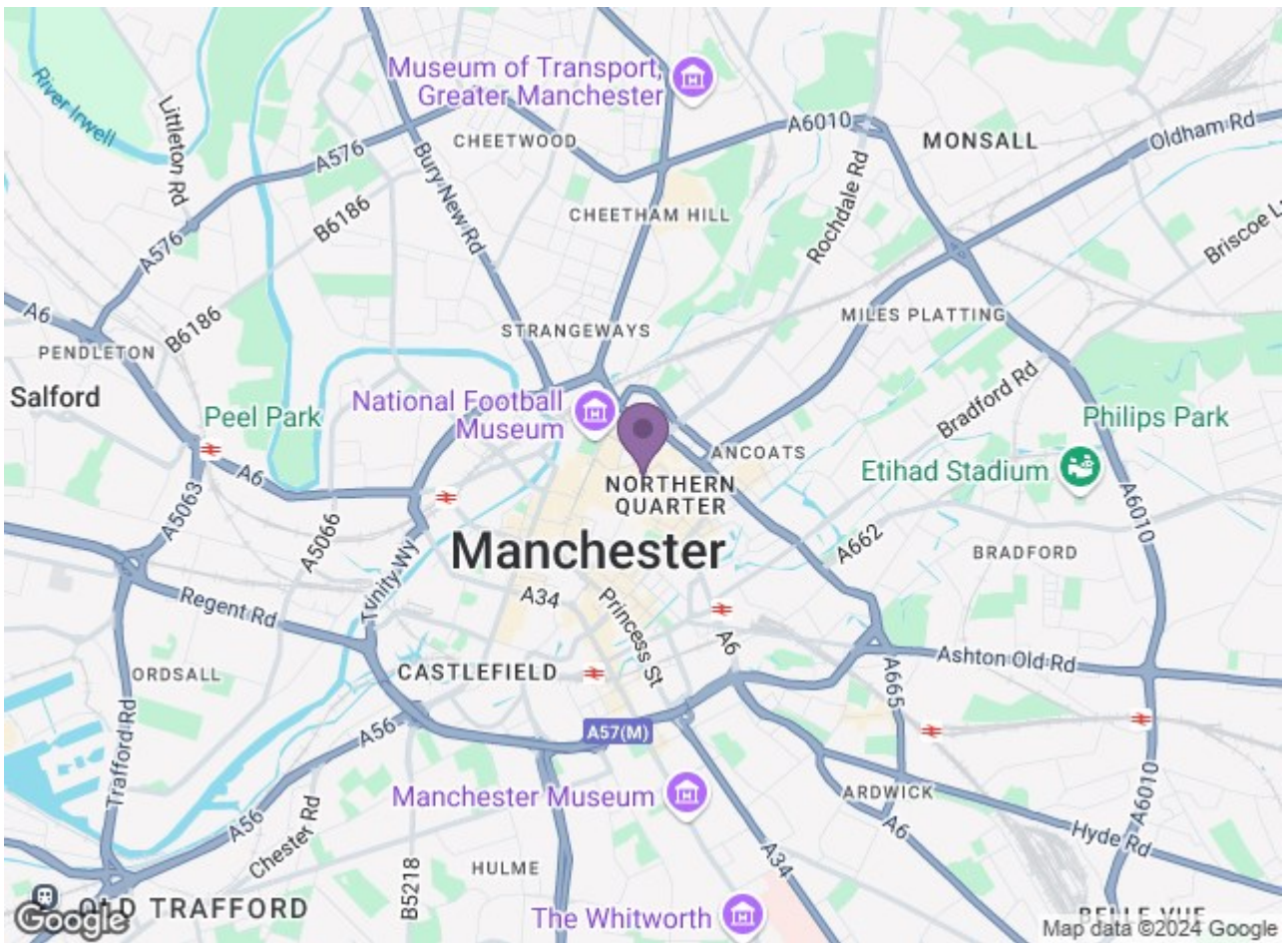
**Bathroom**

Furnished with a three piece suite comprising: Panleled bath, pedestal wash hand basin and a low level WC. Tiled walls, tiled flooring, chrome heated towel rail.



TOTAL APPROX. FLOOR AREA 659 SQ.FT. (61.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken 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		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
<b>B</b>	<b>B</b>	<b>D</b>	<b>D</b>
72	72	44	44