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Ascend

Built on higher standards



47 Bengal Street, Manchester

Asking Price £180,000

Once a hub of the industrial revolution, a surge of regeneration has seen Ancoats become a favourite for city living - notably, the NQ4 development, which is home to this fantastic 6th floor apartment.

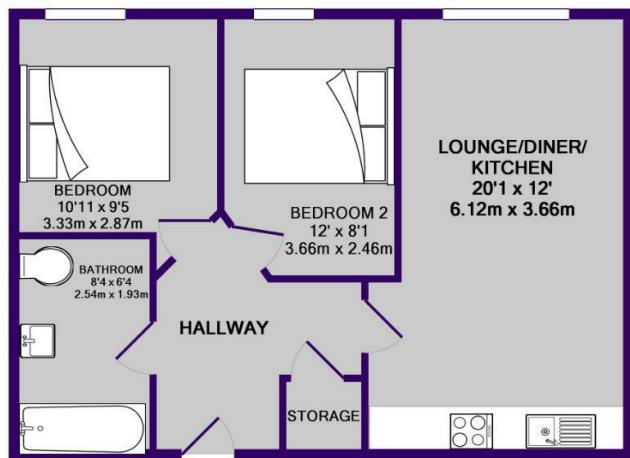
Two super-spacious bedrooms, a bright bathroom and an open-plan kitchen/lounge all make for the easiest and most comfortable of living.

Your apartment is surrounded by that wonderful Manchester blend of the old and new: grand red-brick warehouses and former factories right alongside shops and modern developments. There is a retail park just down the way, covering everything from groceries and clothing to a Pure Gym and even camping equipment. Plus you're also right next to the Northern Quarter, packed full of more bars, cafes, restaurants and quirky shops than you can shake a vintage stick at.

But a word of warning - these flats are popular. Of course we don't want to rush you, but be wary of ruminating for too long! 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.

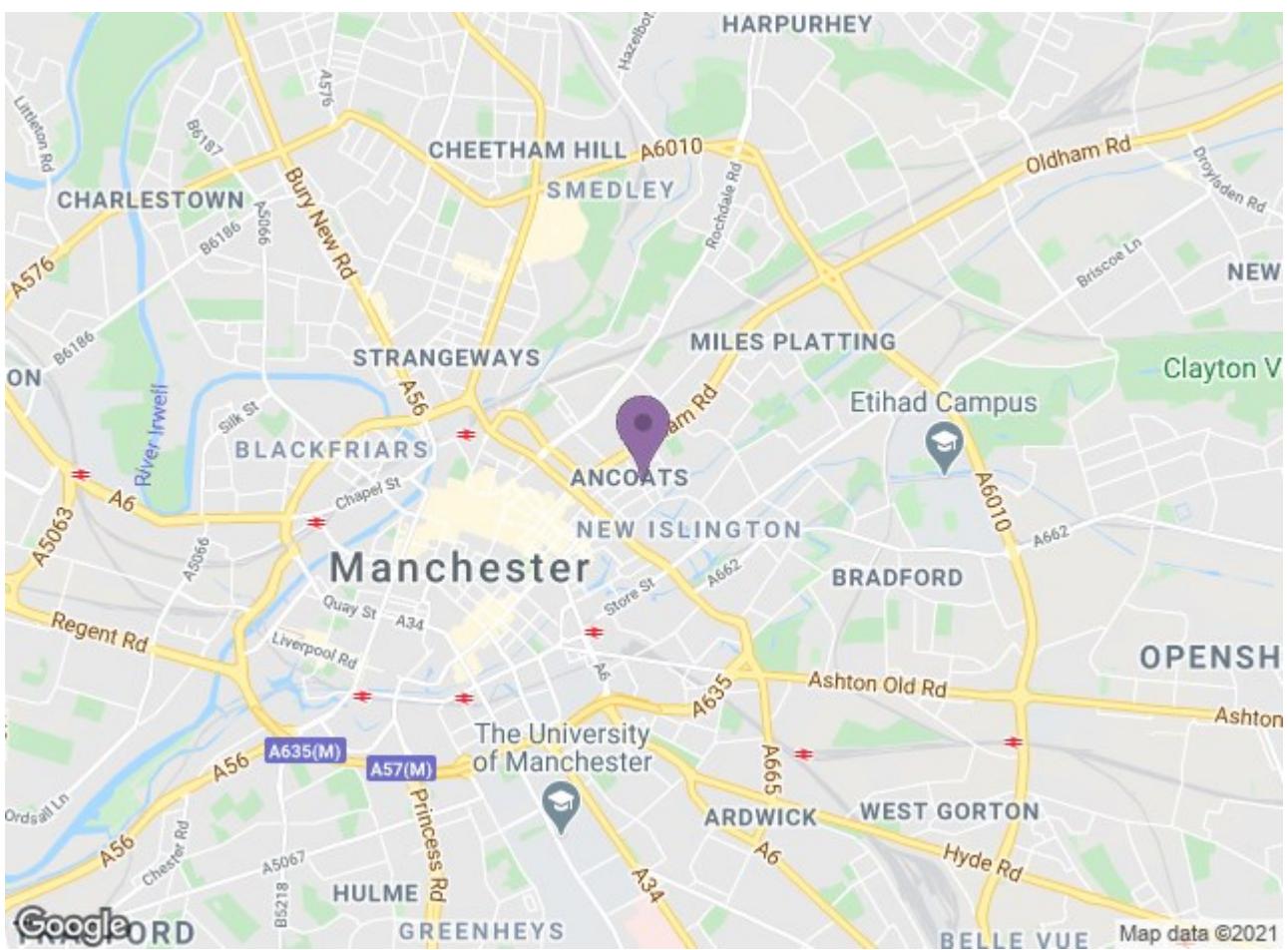
Ground Rent £250pa.
Service Charge approx £1021pa.





TOTAL APPROX. FLOOR AREA 562 SQ.FT. (52.2 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 (CO2) Rating	
Current		Potential	
A (95-100)	B2	B (95-100)	B2
B (89-94)	C2	C (89-94)	C2
C (83-88)	D2	D (83-88)	D2
D (77-82)	E2	E (77-82)	E2
E (71-76)	F2	F (71-76)	F2
F (65-70)	G2	G (65-70)	G2
G (59-64)	H2	H (59-64)	H2
H (53-58)	I2	I (53-58)	I2
I (47-52)	J2	J (47-52)	J2
J (41-46)	K2	K (41-46)	K2
K (35-40)	L2	L (35-40)	L2
L (29-34)	M2	M (29-34)	M2
M (23-28)	N2	N (23-28)	N2
N (17-22)	O2	O (17-22)	O2
O (11-16)	P2	P (11-16)	P2
P (5-10)	Q2	Q (5-10)	Q2
Q (0-4)	R2	R (0-4)	R2

Low energy efficient / higher emitting assets
England & Wales
EPC Rating: B2
EPC Date: 2020/08/20