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# Ascend

Built on higher standards



## Vallea Court, Red Bank, Manchester

£575 PCM

We've got a large studio apartment up for grabs in the heart of the Green Quarter - a hugely popular area with several purpose-built developments which are perfect for working professionals who need quick and easy access to the city centre.

Situated in a super-slick development, this apartment is the height of luxury and style. Take a step inside and you'll find an ultra-modern kitchen and bathroom - perfect for today's busy city dweller. In fact, no stone has been left unturned whilst kitting this property out with all the top-notch fixtures and fittings you'd expect from a city centre apartment. You'll also benefit from some cracking views of the communal garden and fountain, with an on-site caretaker too - how great is that?

Here you'll be just a stone's throw from Victoria station, and the main ring road is within easy reach too - so travelling around the city is an absolute breeze. Fancy a spot of shopping? The Amdale centre is just a few minutes away too - you really couldn't be more perfectly placed for both work and play.

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

Available 15th May 2021



#### Living area

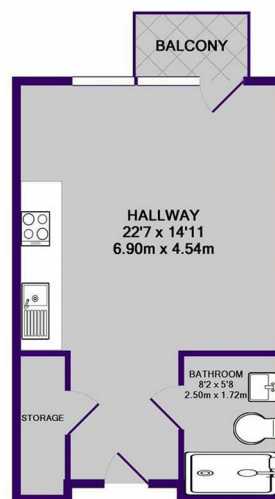
22'7" x 14'10" (6.90 x 4.54)

Spacious living area. Modern kitchen along one side of the room - with integrated appliances, living area along the opposite and balcony door onto your private terrace at the end.

#### Bathroom

8'2" x 5'7" (2.50 x 1.72)

Modern three piece bathroom suite.



TOTAL APPROX. FLOOR AREA 325 SQ.FT. (30.2 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 (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
<p>Energy Efficiency Rating: B (78) to A (88)</p>		<p>Environmental Impact (CO<sub>2</sub>) Rating: B (78) to A (75)</p>	
<p>England &amp; Wales</p>		<p>England &amp; Wales</p>	