



Cotton Square, Claremont Road, Manchester

Asking Price £140,000

**Ascend**  
Built on higher standards



# Cotton Square, Claremont Road, Manchester

Investors, listen up. We've got an amazing apartment for sale that delivers the very best of city living. With 3 double bedrooms, 2 private balconies and secure parking, this opportunity is not to be missed.

Situated in the Cotton Square development by Rusholme, this stunning pad is only a 15 minute drive away from the city centre and boasts incredible transport links. For investors, renting this out to students would be a sound decision, with a location close by to the main universities, and healthy yields over 7% achievable.

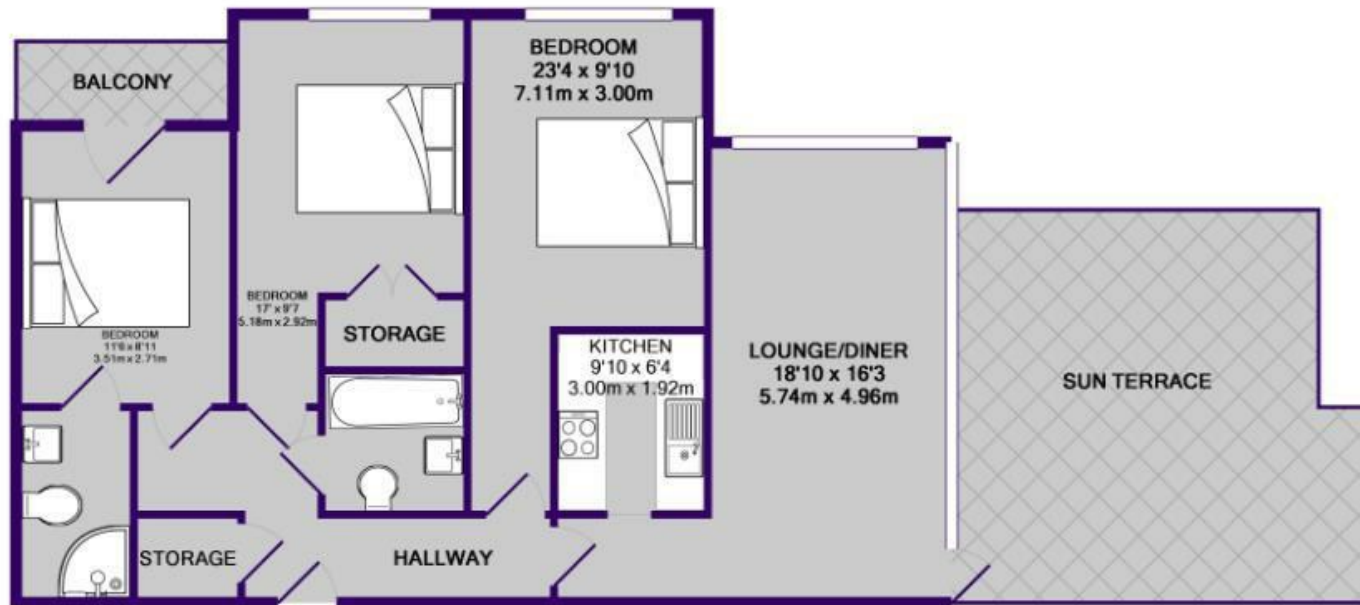
Step inside and you'll find a separate kitchen with 3 sides of worktops with integrated appliances and finished to a modern style. Head in to the separate lounge/diner, and you'll find a spacious room perfect for chilling out with friends or hosting guests. The best part about this space is not only the large windows allowing plenty of light, but also the PRIVATE SUN TERRACE. Yes that's right, you've got the benefits of a garden on your own terrace. Large in size, this area is perfect for tanning, relaxing and even al fresco dining!

With 3 double bedrooms, all those living here will benefit from size and space. Carpeted floors and gorgeous interiors, these bedrooms are beyond perfect. The master bedroom boasts an en-suite with a shower, as well as its own private balcony. There's also a second larger bathroom, and two storage cupboards.

This great pad is offered furnished, so you could drop your bags and move straight in. It also comes with your very own parking space too - anyone who struggles with parking



Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are, in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended. Although we try to ensure accuracy, measurements used in this brochure may be approximate. Therefore if intending purchasers need accurate measurements to order carpeting or to ensure existing furniture will fit, they should take such measurements themselves.



TOTAL APPROX. FLOOR AREA 829 SQ.FT. (77.0 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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