



Cotton Square, Claremont Road, Manchester

Asking Price £120,000

Ascend
Built on higher standards

Cotton Square, Claremont Road, Manchester

Investors!! Now is your chance to own this superb two bedroom, second floor apartment in Cotton Square - an ultra-popular development located within easy access of Manchester city centre and close by to several of the University buildings.

Inside you'll find a great sized open-plan lounge and kitchen, spacious double bedrooms and a super-slick and modern bathroom. This apartment offers everything you could need from city centre living and is ideal for students or working professionals.

It also comes with your very own parking space too - anyone who struggles with parking on a regular basis knows how much of a bonus this is!

If you're interested in having a closer look, or have any questions, do get in touch. And just so you know the photographs are representative of show flat specification, so fixtures and fittings may vary.

Service charge: £1836 PA
Ground rent: £300.
Lease: 120 years remaining.
Council tax band - B

Living/Kitchen

31'10" x 9'2" (9.71 x 2.80)

This large living space consists of modern open plan kitchen.

Master Bedroom

21'3" x 7'10" (6.48 x 2.40)

Spacious double bedroom with access to a jack and jill en suite. Carpet underfoot

Bedroom 2

21'3" x 8'0" (6.48 x 2.46)

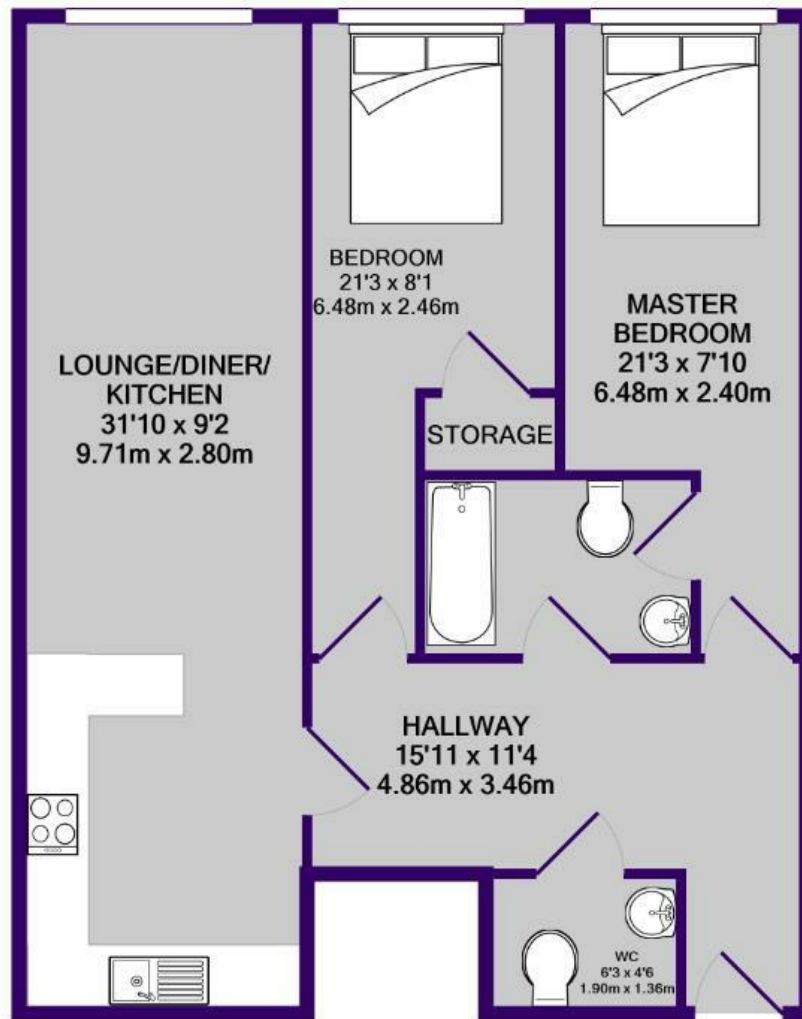
Spacious double bedroom. Carpet underfoot

Bathroom

The main bathroom is also a jack a jill which steps out in to the master bedroom

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.



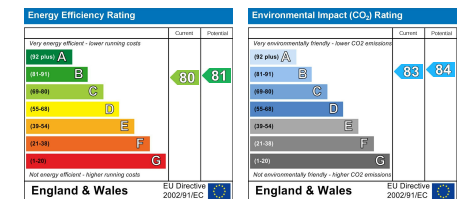
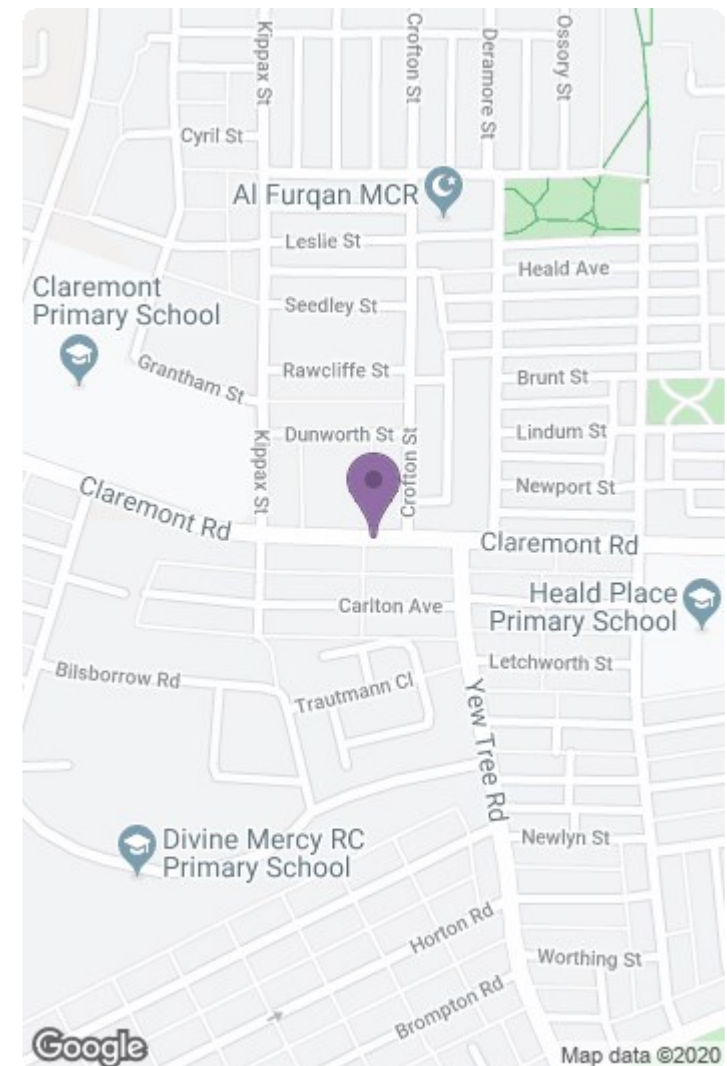


TOTAL APPROX. FLOOR AREA 775 SQ.FT. (72.0 SQ.M.)

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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