



## Empyrean, 11 Clarence Street, Salford

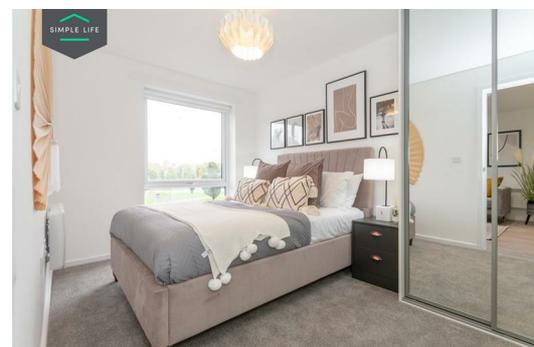
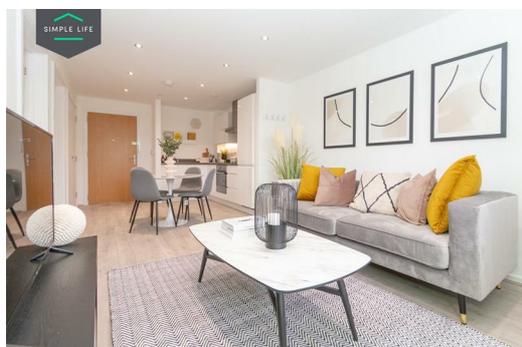
£660 PCM

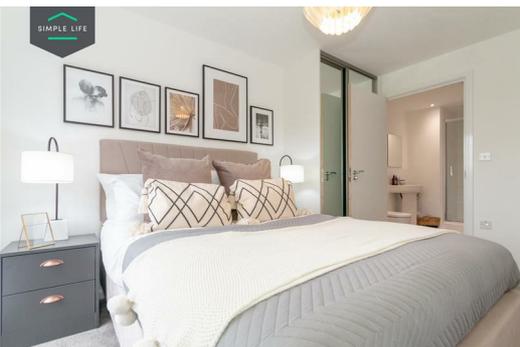
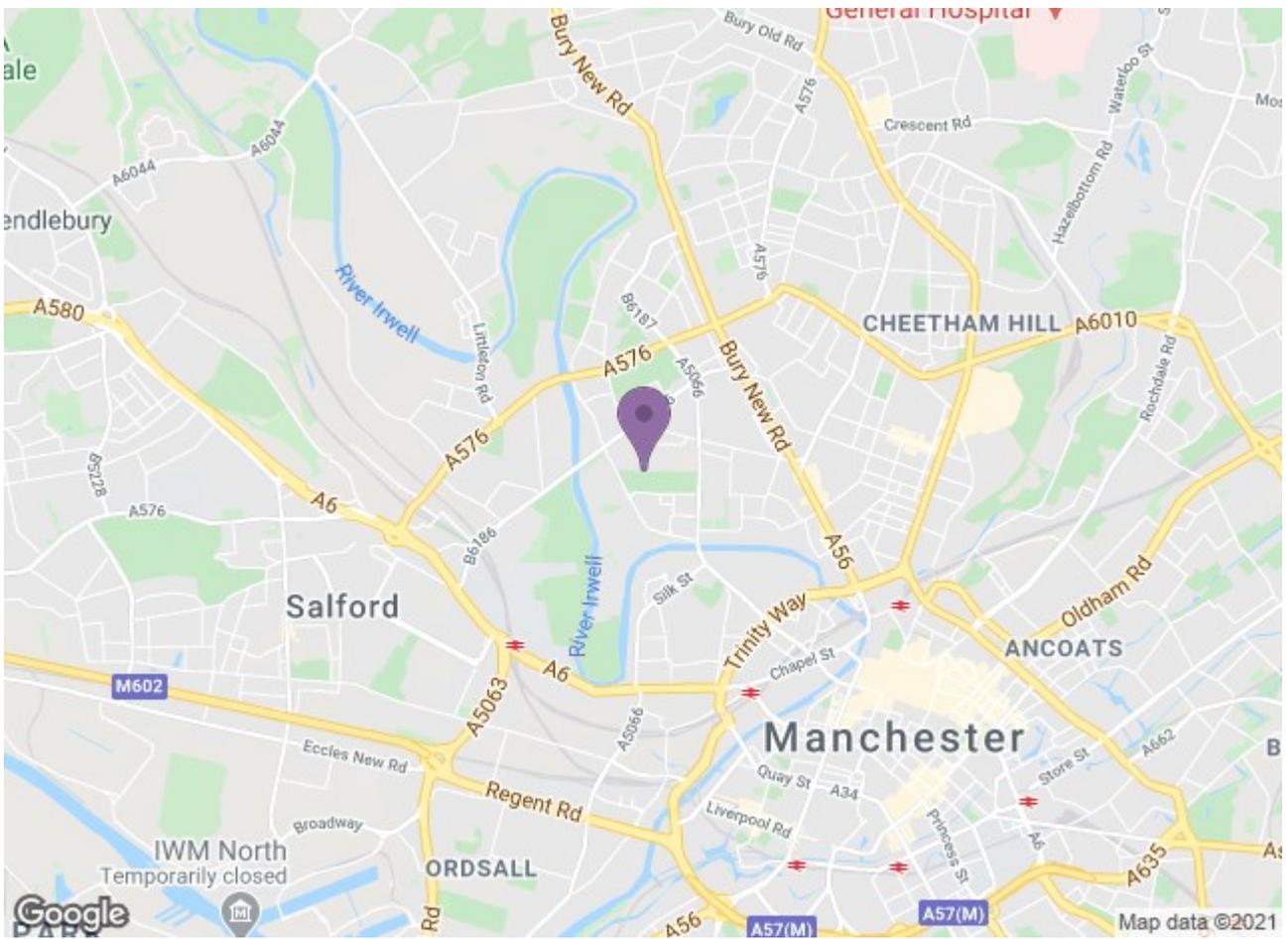
A Striking new development of apartments in Salford, just a 20 minute walk from Manchester's Deansgate. Inspired by astronomer William Crabtree who made the area his home in the 1600s, Empyrean translates as the highest heaven – and you can call a slice of it your own!

The Crabtree is a beautiful one bed apartment named after William Crabtree, the 17th century astronomer born and bred in Salford. As you walk in the front door, you are met with a large kitchen/ diner fully fitted with appliances as well as handy store cupboard for extra space. This area leads you into the living room towards the back of the apartment. Featuring French windows that open onto your balcony, this is the perfect haven for lazy afternoons and sunsets.

Ground floor apartments will include a Juliet balcony for extra security, whilst the upper floors benefit from larger outdoor spaces. Off the living room, you will find your bedroom with access to a stylish shower room.

With 298 apartments spread across six blocks either side of the newly renovated Church of Ascension, we have a range of 1, 2 and 3 bedroom properties available including those designed specifically for people sharing. Situated directly opposite Green Grosvenor Park and a stone's throw away from the river Irwell, these homes have something to offer to all.





| Energy Efficiency Rating |          | Environmental Impact (CO <sub>2</sub> ) Rating |          |
|--------------------------|----------|--|----------|
| Current                  | Target   | Current  | Target   |
| Energy A                 | Energy A | Impact A                                       | Impact A |
| Energy B                 | Energy B | Impact B                                       | Impact B |
| Energy C                 | Energy C | Impact C                                       | Impact C |
| Energy D                 | Energy D | Impact D                                       | Impact D |
| Energy E                 | Energy E | Impact E                                       | Impact E |
| Energy F                 | Energy F | Impact F                                       | Impact F |
| Energy G                 | Energy G | Impact G                                       | Impact G |