

241 Deansgate, Manchester, Lancashire, M3 4EL

Tel: 0161 637 8336

Email: [contactus@ascendproperties.com](mailto:contactus@ascendproperties.com)

[www.ascendproperties.com](http://www.ascendproperties.com)

# Ascend

Built on higher standards



## Potato Wharf, Manchester

£900 PCM

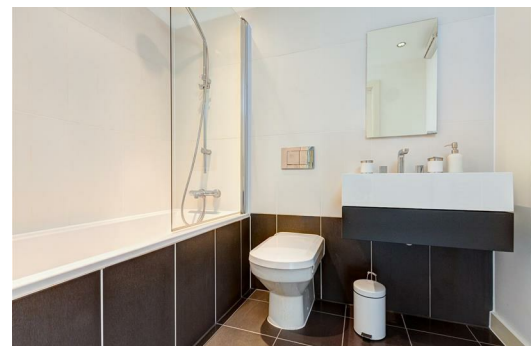
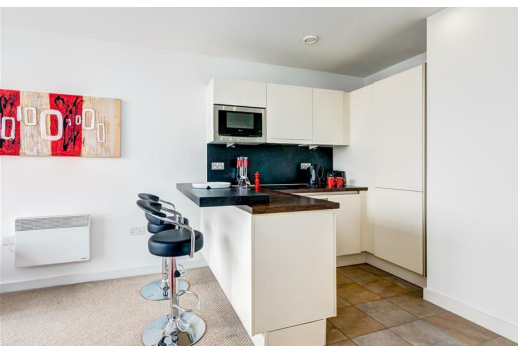
Love the finer things in life? This gorgeous apartment in Castlefield will be right up your street.

Aside from being a hop, skip and a jump away from the beating heart of Manchester city centre, Castlefield is renowned for its suburban vibe and rustic charm. It has an independent nightlife that rivals the city centre big players and a great social scene with a huge range of bars & restaurants right on the doorstep. You could pretty much delete that little well-known taxi app! Talking of public transport, there's also an abundance of stations and road-links around the immediate area so commuting around the city is a breeze.

Enough about the location - let's talk about the apartment. This modern two bedroom apartment in Potato Wharf is an absolute banger. Complete with floor-to-ceiling windows, canal views, ultra high-spec kitchens and not one, but two bathrooms - you'll be half way to discovering just what a property this is. This apartment is so well presented, you could literally drop your bags and move in.

Images are for marketing purposes only so the internal fixtures, fittings and furnishings may vary.

Available Now



Living room and kitchen  
20'8" x 15'3" (6.30 x 4.65)

A stunning open plan and living room with arguably the best viewings in Manchester. A breakfast bar dividing the kitchen from the living room. The kitchen is equipped with all white good to the highest standards.

Bedroom One  
15'1" x 9'4" (4.60 x 2.86)

A great sized bedroom allowing ample space for bedroom furniture and again showing off their cityscape views. Then of course you have your own luxurious ensuite with a walk in shower and two piece suite.

Bedroom two  
11'3" x 8'11" (3.43 x 2.74)

A great sized bedroom considering it's the smaller of the two.

Master bathroom  
9'1" x 5'7" (2.79 x 1.71)

A stunning master bathroom with 3 piece suite



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Target	Current	Target
Energy A	Energy A	CO <sub>2</sub> 80	CO <sub>2</sub> 81
Energy B	Energy B	CO <sub>2</sub> 82	CO <sub>2</sub> 82
Energy C	Energy C	CO <sub>2</sub> 83	CO <sub>2</sub> 83
Energy D	Energy D	CO <sub>2</sub> 84	CO <sub>2</sub> 84
Energy E	Energy E	CO <sub>2</sub> 85	CO <sub>2</sub> 85
Energy F	Energy F	CO <sub>2</sub> 86	CO <sub>2</sub> 86
Energy G	Energy G	CO <sub>2</sub> 87	CO <sub>2</sub> 87