

# Ascend

Built on higher standards



## 40 Wellington Road Manchester M30 0ZG

- Two double bedrooms
- Available furnished OR unfurnished
- Stunning modern development
- Bike Shed
- Walking distance to Train and Metrolink
- Top floor location
- Parking space available at £25pm
- Appliances included
- Great communal garden
- Pets not allowed at the development

## £1,075 PCM



An impressive converted development featuring 9 show stopping apartments close to Monton village. Walmsley Court is home to an array of 1-3 bed pads, from private garden delights, to a luxury penthouse. Whether you're looking for furnished or unfurnished, this two bed top floor apartment is super stylish and available to rent mid August.

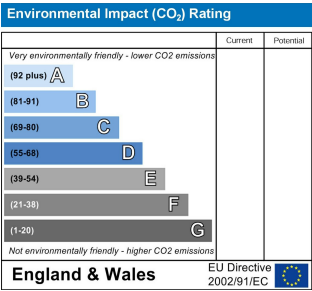
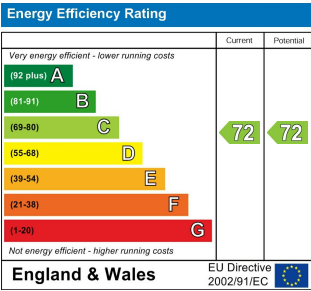
This nifty regeneration is now a collection of stunning homes for the modern renter. Just a 5 minutes' walk to the train station, and 8 minutes to the Metrolink, it's simply ideal for commuters and those that love a well-balanced city and sub-urban lifestyle. Monton village is also within a 15 minutes walk where you can explore the great bars, shops and restaurants on offer.

Externally, the set-back development offers a relaxing communal garden with seating as well as secure cycle storage. There's also limited car park spaces available, at just £25 per month/space.

Step inside your 2-bed, top floor apartment and enjoy a spacious, characteristic home that has been designed to ensure the highest standards of living. A tasteful kitchen with modern units and integrated appliances shares its open plan layout with a contemporary living room, all based with a stylish wooden floor. Included are dishwasher, oven, hob, fridge/freezer and a washer/dryer which is housed in a separate utility cupboard. There are also fitted blinds to the bedrooms and living space. This top floor apartment also benefits from large front facing bay windows.

You'll love the double bedrooms too, offering well planned layouts with plush grey carpet, lots of natural daylight and fitted sliding wardrobes with mirrored doors – great for amplifying the room size and an essential for getting ready! The bathroom is a stunning 4-piece suite featuring a walk-in shower and separate bath unit. All of which are housed in a modern, premium tiled space.

This unique development is sure to impress! Images are for marketing purposes only.



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