

# Ascend

Built on higher standards



## Ashley Court Hall Street Manchester M27 6FL

- FANTASTIC INVESTMENT OPPORTUNITY
- Well presented one bedroom apartment
- Modern Shower Room
- Close To Amenities
- NO ONWARD CHAIN
- Top floor apartment
- Open Plan Living Kitchen
- Expected rental income £600pcm
- Easy Access To Transport Links & Motorway Network
- \*Marketing images have been used for this advertisement\*

## Offers Over £55,000



**\*\*Cash buyers only\*\*** Investment Opportunity - Currently being rented at £600pcm until June 2024.

Step inside Ashley Court, a modern and purpose-built development with a high standard, quality finish throughout. This fantastic one bedroom apartment is situated on the top floor of the development.

Inside you'll find a stylish open-plan kitchen/lounge with full-length windows which bring in plenty of light and sunshine. Just down the hall you'll find a bright and spacious bedroom and an ultra-modern shower room.

With easy access to the M60 and A580, and Swinton train station just a short walk away, this property makes commuting a breeze and is ideal for working professionals. This great pad also comes with bike storage included.

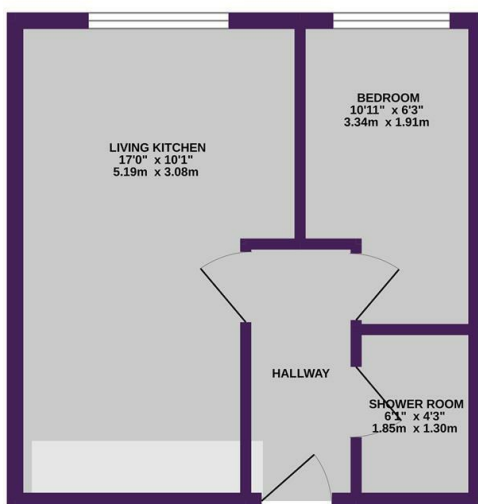
If you're interested in having a closer look, or have any questions, do get in touch. And just so you know, the pictures for this apartment are for marketing purposes only. The internal fixtures, fittings and furnishings may vary.

This property is for investment buyers only and is to be sold with a tenant in situ.  
Not suitable for owner occupiers & first time buyers.

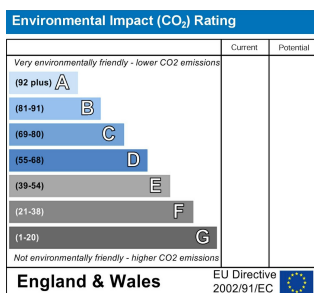
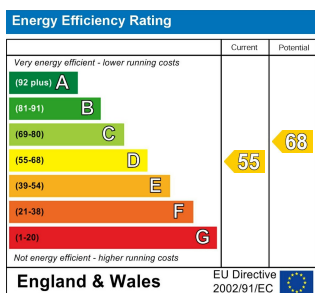
Offers In Excess of £60,000

Service charge: £1794 pa  
Ground Rent: £250 pa

GROUND FLOOR  
279 sq.ft. (25.9 sq.m.) approx.



TOTAL FLOOR AREA: 279 sq.ft. (25.9 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, stairs and any other areas are approximate and no responsibility is taken for any errors, 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 here are not bonded and no guarantee as to their operability or efficiency can be given.  
Made with Metropac C202



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