

# Ascend

Built on higher standards



## Old Church Court 40 Weaste Road Salford M5 5FW

- CASH BUYERS ONLY
- Popular Residential Area
- Open Plan Living Kitchen
- Video Viewing Available
- Walking Distance of Weaste Tram Stop
- Two Bedroom Apartment
- Fantastic Transport Links & Amenities Close By
- INVESTMENT ONLY
- NO ONWARD CHAIN
- Marketing Images Have Been Used For This Advertisement

## Offers In The Region Of £90,000



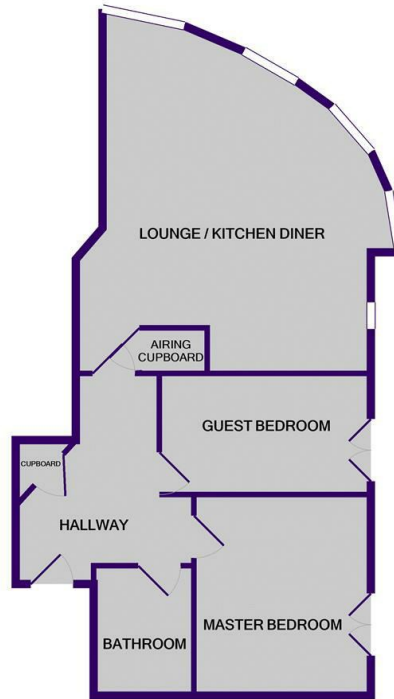
\*CASH BUYERS ONLY\*

This spacious two bedroom, one bathroom apartment in Salford is up for grabs. Situated close to the motorway and with excellent bus and tram links into the city centre and Salford Quays, you're perfectly located for both work and play.

Take a step inside and you're immediately greeted by the sheer amount of space and natural light that the apartment has to offer. With a huge open-plan living room and kitchen to boot, you'll have more than enough space for all your get togethers, gatherings and shindigs. You'll also benefit from two great sized double bedrooms and a slick and shiny master bathroom. This apartment also has access to the roof terrace, great for those long summer days.

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.

Service charge - Approx. £2100 PA  
 Lease 125 years on the 1st of January 2015  
 Ground rent - £350 PA  
 EPC: C  
 Council Tax: B  
 100% ownership



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		74	85
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
		77	76
England & Wales	EU Directive 2002/91/EC		

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