



Sky Gardens, Spinners Way, Manchester
Offers In Excess Of £165,000

Ascend
Built on higher standards

Sky Gardens, Spinners Way, Manchester

Open For Residential Buyers & Buy To Let Investors

Ascend Properties are over the moon to bring to market this one-bedroom duplex apartment in Sky Gardens and yes, it really does live up to its name.

Perfectly positioned in Castlefield, this apartment puts you right at the heart of Manchester's waterside lifestyle. From buzzing bars and restaurants to cultural hotspots like Castlefield Bowl, Castlefield Gallery, and the Science and Industry Museum, everything you need is right on your doorstep talk about a prime location.

This stylish duplex offers a bright open-plan kitchen and living space and a generous double bedroom, and 1.5 bath rooms, because sharing is overrated. There's a handy downstairs WC, with an en-suite upstairs, so comfort is well and truly built in.

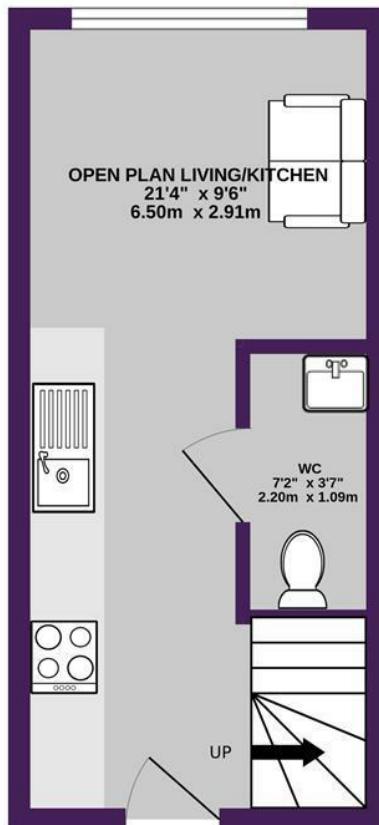
To top it all off, residents can enjoy a stunning communal roof terrace with sweeping views across Manchester city centre, a space that's sure to raise the bar on city living.

With its high specification and unbeatable location, this property is set to rise above the rest. We expect strong interest, so don't sleep on it, get in touch with Ascend Properties today to avoid missing out.

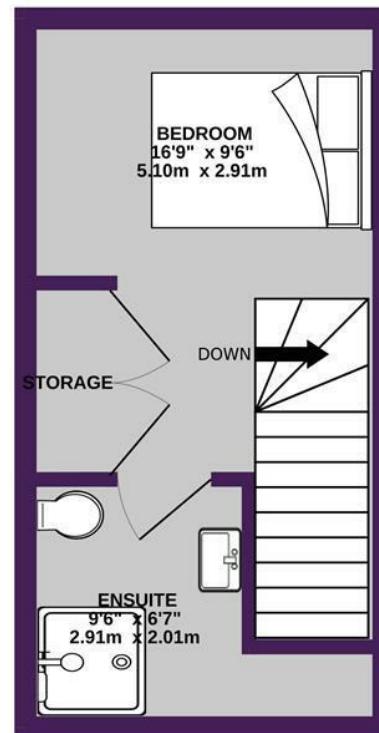


Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are, in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended. Although we try to ensure accuracy, measurements used in this brochure may be approximate. Therefore if intending purchasers need accurate measurements to order carpeting or to ensure existing furniture will fit, they should take such measurements themselves.

GROUND FLOOR
203 sq.ft. (18.9 sq.m.) approx.



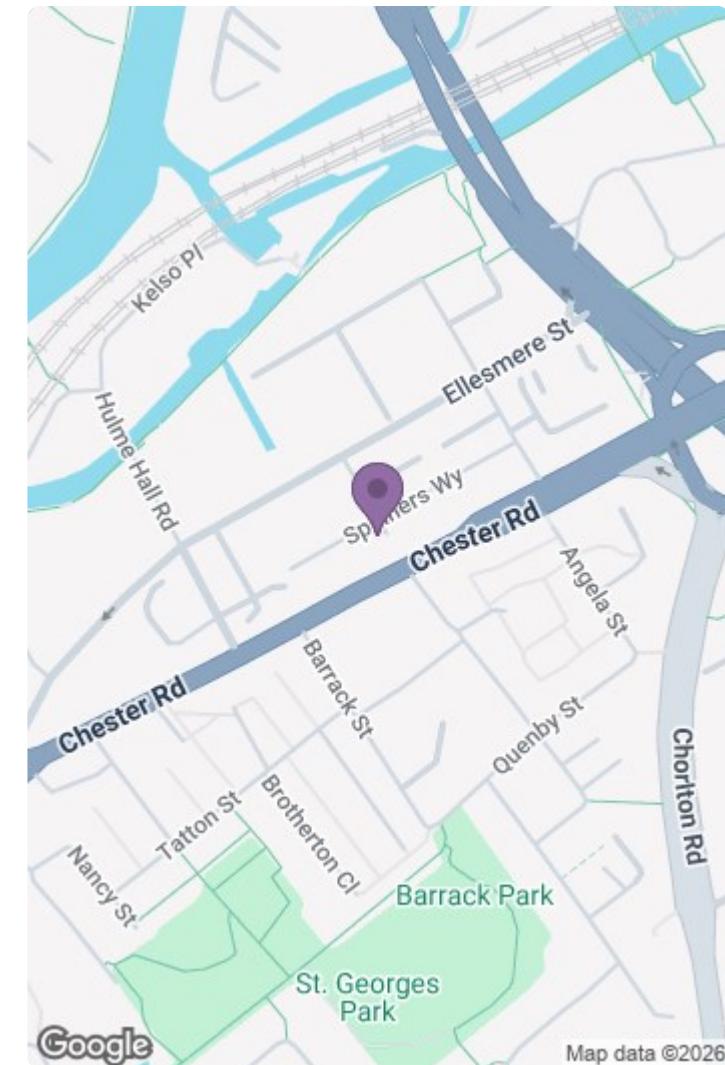
1ST FLOOR
180 sq.ft. (16.7 sq.m.) approx.



TOTAL FLOOR AREA: 383 sq.ft. (35.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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	85	85
(70-80)	C		
(55-69)	D		
(39-54)	E		
(21-38)	F		
(0-20)	G		

EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating			
		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(92 plus)	A	
(81-91)	B		
(70-80)	C		
(55-69)	D		
(39-54)	E		
(21-38)	F		
(0-20)	G		

EU Directive 2002/91/EC

