



NQ4, Naval Street, Manchester  
Price £240,000

**Ascend**  
Built on higher standards

# NQ4, Naval Street, Manchester

## \*\*THREE BEDROOM APARTMENT WITH PARKING\*\*

A fantastic opportunity to purchase this three bedroom apartment, ideally located within one of Manchester's most sought after areas, Ancoats!

Boasting a wonderful Manchester blend of the old and new: grand red-brick warehouses and former factories right alongside shops and modern developments. There is a retail park just down the way, covering everything from groceries and clothing to a Pure Gym and even camping equipment. Plus you're also right next to the Northern Quarter, packed full of more bars, cafes, restaurants and quirky shops than you can shake a vintage stick at.

The accommodation is well proportioned throughout, with two spacious double bedrooms, a large open plan living kitchen, ample storage space and a bathroom.

The property also comes with one secure allocated parking space.

If you're interested in having a closer look, or have any questions, do get in touch. And just so you know, the pictures used in this advertisement are for marketing purposes only, so the internal fixtures, fittings and furnishings may vary. A video viewing is available, prior to any in person viewing.

Tenure: Leasehold

## Entrance Hallway

Front entrance door from the communal hallway. Wood effect flooring, wall mounted electric heater. Built in storage cupboard, airing cupboard housing the hot water tank and space for an automatic washing machine. Doors to;

## Living Kitchen

Furnished with a range of wall mounted and base level units with work top surfaces over incorporating a sink and drainer unit. Built in electric oven and grill with a four-ring electric hob and extractor hood with lighting over. continuation of the wood effect flooring, double aspect uPVC double glazed windows.

## Bedroom One

Dual aspect uPVC double glazed window, wall mounted electric heater, wood effect flooring.

## Bedroom Two

uPVC double glazed window, wall mounted electric heater, wood effect flooring.

## Bedroom Three

uPVC double glazed window, wall mounted electric heater, wood effect flooring.

## Bathroom

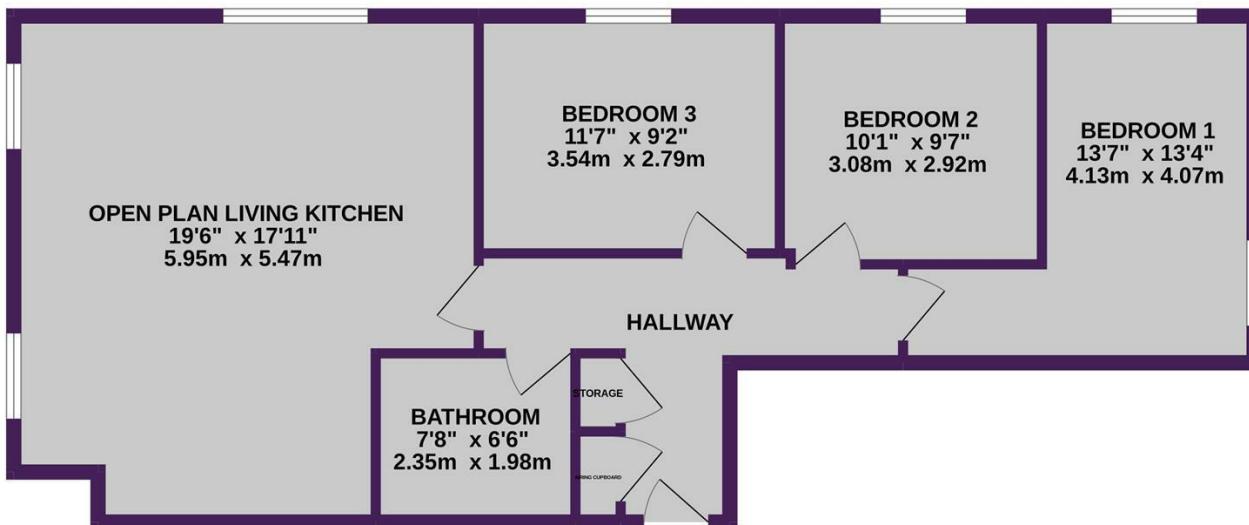
Furnished with a three piece suite comprising; panelled bath with wall mounted shower and shower screen, pedestal wash hand basin and a low level WC.

Part tiled walls, tiled flooring, heated towel rail.



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.

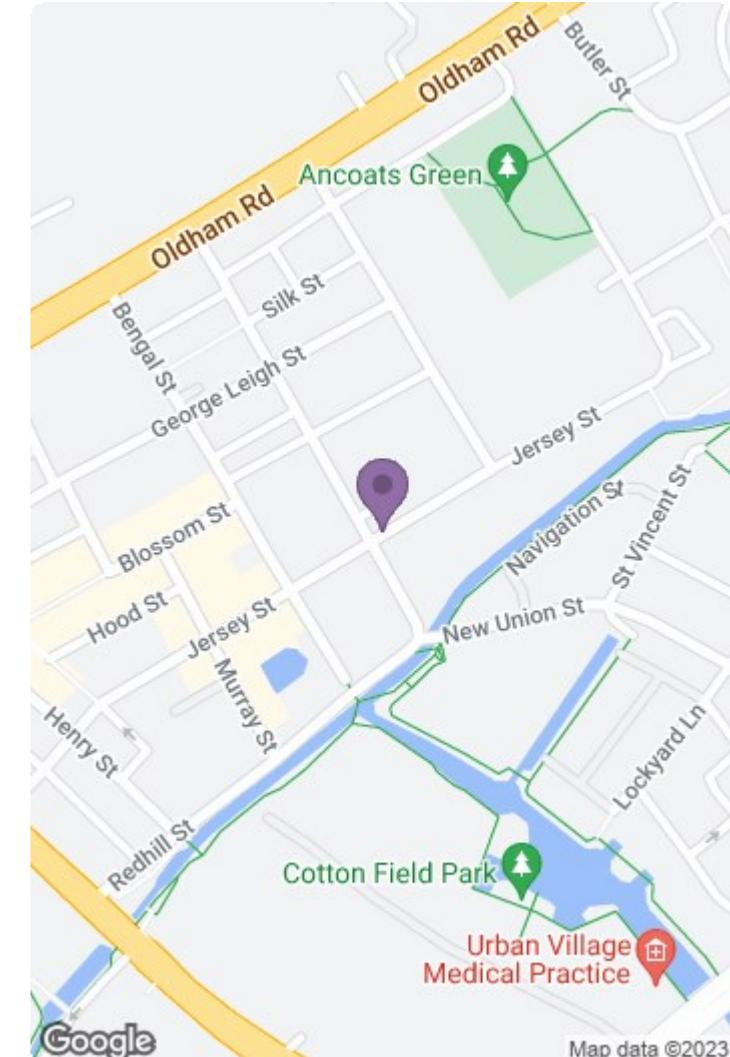
GROUND FLOOR  
803 sq.ft. (74.6 sq.m.) approx.



TOTAL FLOOR AREA : 803 sq.ft. (74.6 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. The 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.

Made with Metropix ©2022



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A	76	83
(81-91)	B		
(70-80)	C		
(55-69)	D		
(35-54)	E		
(21-38)	F		
(0-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			

England & Wales

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A	76	83
(81-91)	B		
(70-80)	C		
(55-69)	D		
(35-54)	E		
(21-38)	F		
(0-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC			

England & Wales

