



Orban, Manchester

Offers In Excess Of £175,000

**Ascend**  
Built on higher standards

## Orban, Manchester

Welcome to this well-presented and highly sought-after development in Whalley Range. This fantastic two bedroom apartment is perfectly placed to reach Manchester city centre and Didsbury, making it ideal for working professionals.

Located in a gated, modern development next to Alexandra Park, this stylish apartment features an open-plan living area, modern kitchen, bathroom and ensuite, and two decent sized bedrooms. Beautifully presented throughout and superbly proportioned, you'll find it incredibly easy to relax and make yourself at home.

Here you'll be ideally located on Alexandra Road, which is conveniently placed just 10 minutes away from both Manchester city centre and Didsbury. You'll also find a wide variety of amenities, including shops and public transport links, just a stone's throw from your front door.

For more information or to book a viewing, please don't hesitate to get in touch with our team.

Leasehold

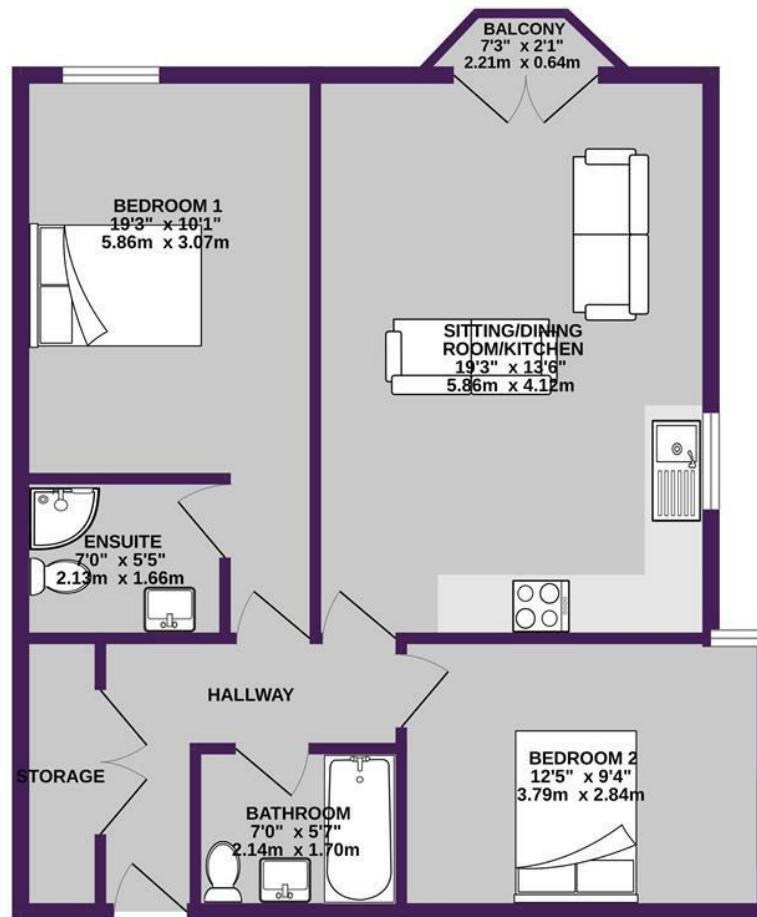
Lease: 125 from 2010

Ground Rent: £464 - in line with RPI every 10 years, next increase 2035. Please contact your lender to confirm they have a product that can accommodate this Ground Rent amount.



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.

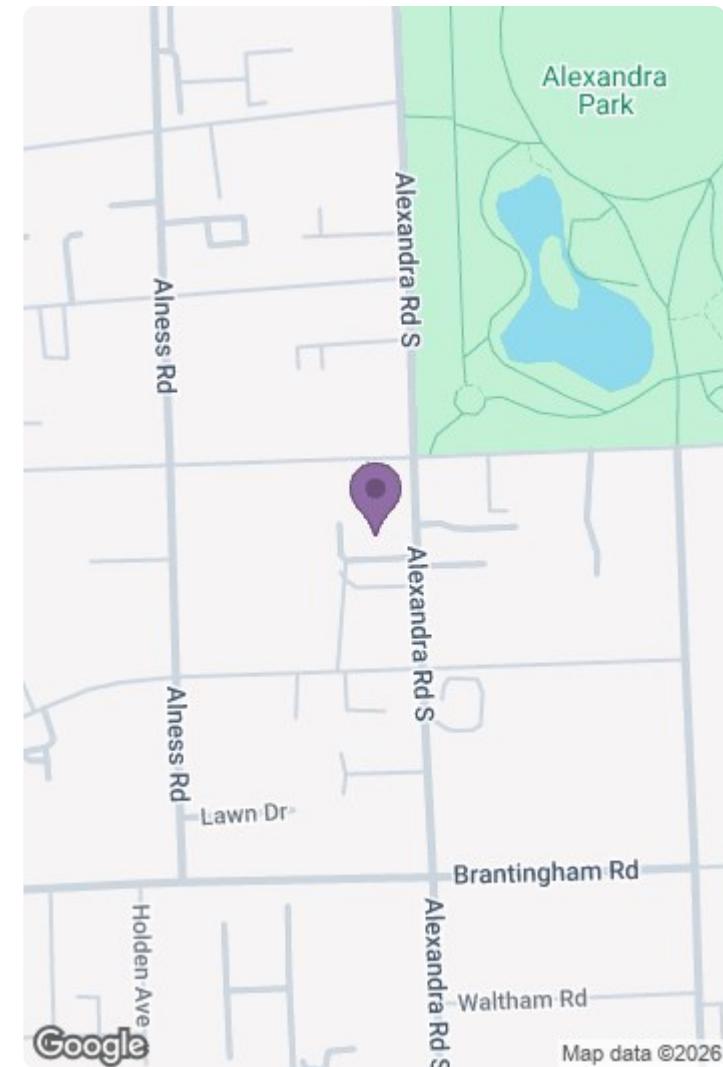
SECOND FLOOR  
691 sq.ft. (64.2 sq.m.) approx.



TOTAL FLOOR AREA: 691 sq.ft. (64.2 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 not be used without 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	(A plus)	A	
(B1-B9)	B	83	83
(B10-B9)	C		
(D5-D9)	D		
(D10-S4)	E		
(S5-S9)	F		
(S10-G)	G		

Not energy efficient - higher running costs

EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	(A plus)	A	
(B1-B9)	B	83	83
(B10-B9)	C		
(D5-D9)	D		
(D10-S4)	E		
(S5-S9)	F		
(S10-G)	G		

Not environmentally friendly - higher CO<sub>2</sub> emissions

EU Directive 2002/91/EC

