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# Ascend

Built on higher standards



Alto, Sillavan Way, Salford

Offers Invited £225,000

Multiple Two Bedroom Apartments Available!

Great Opportunity For Investment Or Owner Occupiers!

Welcome to Alto: an ultra-modern development nestled in the nook of the River Irwell. Step inside and you'll see this lovely two bedroom apartment, with a contemporary design that stays bright under the sunny skies of Manchester.

You'll have the comfort of high-quality fixtures and fittings including Villeroy & Boch sanitary ware, and the open-plan kitchen/lounge has plenty of space for all your get-togethers, gatherings, shindigs and lazy Sundays. There's a large master bathroom with a further double bedroom, and for those who like a bit more privacy, there's an ensuite in one of the rooms too - so no early-morning queues. Just down the road are Spinningfields' swanky bars and shops, and beyond that is the city centre itself.

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: £1775 approx.



**Entrance Hallway**

Entrance door from the communal landing. Wood effect flooring, wall mounted electric heater. Doors to:-

**Kitchen & Living Room**

Furnished with a range of wall mounted and base level units with work top surfaces over incorporating a stainless steel sink and drainer. Integrated oven and grill with a four ring hob and extractor hood with lighting over. Integrated fridge/freezer and a dishwasher. Juliet balcony, uPVC double glazed windows, continuation of the wood effect laminate flooring. Wall mounted electric heaters.

**Master Bedroom**

Double glazed window, wall mounted electric heater. Door to the en suite shower room.

**En Suite**

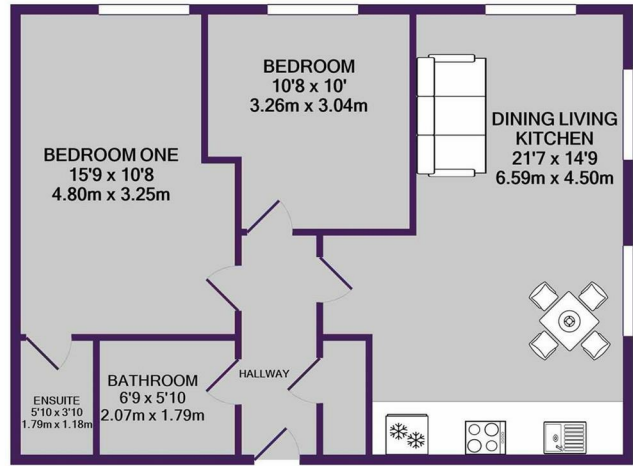
Furnished with a walk in shower enclosure, pedestal wash hand basin and a low level WC. Fully tiled walls, tiled flooring, heated towel rail. Extractor fan.

**Bedroom Two**

Double glazed window, wall mounted electric heater.

**Bathroom**

Furnished with a three piece suite comprising: Panelled with mixer tap and wall mounted shower attachment. Pedestal wash hand basin and a low level WC. Fully tiled walls, tiled flooring, extractor fan.



TOTAL APPROX. FLOOR AREA 634 SQ.FT. (58.9 SQ.M.)

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		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
76	76	G	G