

Unit 6 13 Burton Place, Manchester, Lancashire, M15 4PT  
Tel: 0161 637 8336  
Email: [contactus@ascendproperties.com](mailto:contactus@ascendproperties.com)  
[www.ascendproperties.com](http://www.ascendproperties.com)

# Ascend

Built on higher standards



## Larch Gardens, Manchester

£950 PCM

Set within the ever popular Cheetham Hill, this smartly presented development is a bit like a reliable, car. It might not be a flashy sports model, but it gets you exactly where you need to be, does the job well and never lets you down. Tucked away enough to feel calm, yet close enough to the city to stay connected, it is a popular choice for students and young professionals who want easy living without the city centre price tag.

Available as unfurnished, inside you'll find a bright, spacious lounge complete with your own Juliette balcony and a separate, modern kitchen. The two double bedrooms are a great size and provide the perfect haven to kick back and relax at the end of the day.

The location is spot on, with the Green Quarter and Manchester Victoria station just a 15 minute stroll away. Closer to home you'll have the Manchester Fort Shopping Park where you'll have access to some great amenities including Greggs, H&M, Asda, Argos and a B&Q. Of course if you feel like venturing into Manchester city centre, you'll have plenty of cracking transport links to get you there quickly.

If you fancy a closer look, contact us today to book a viewing!

Available NOW (subject to change due to end of tenancy works)

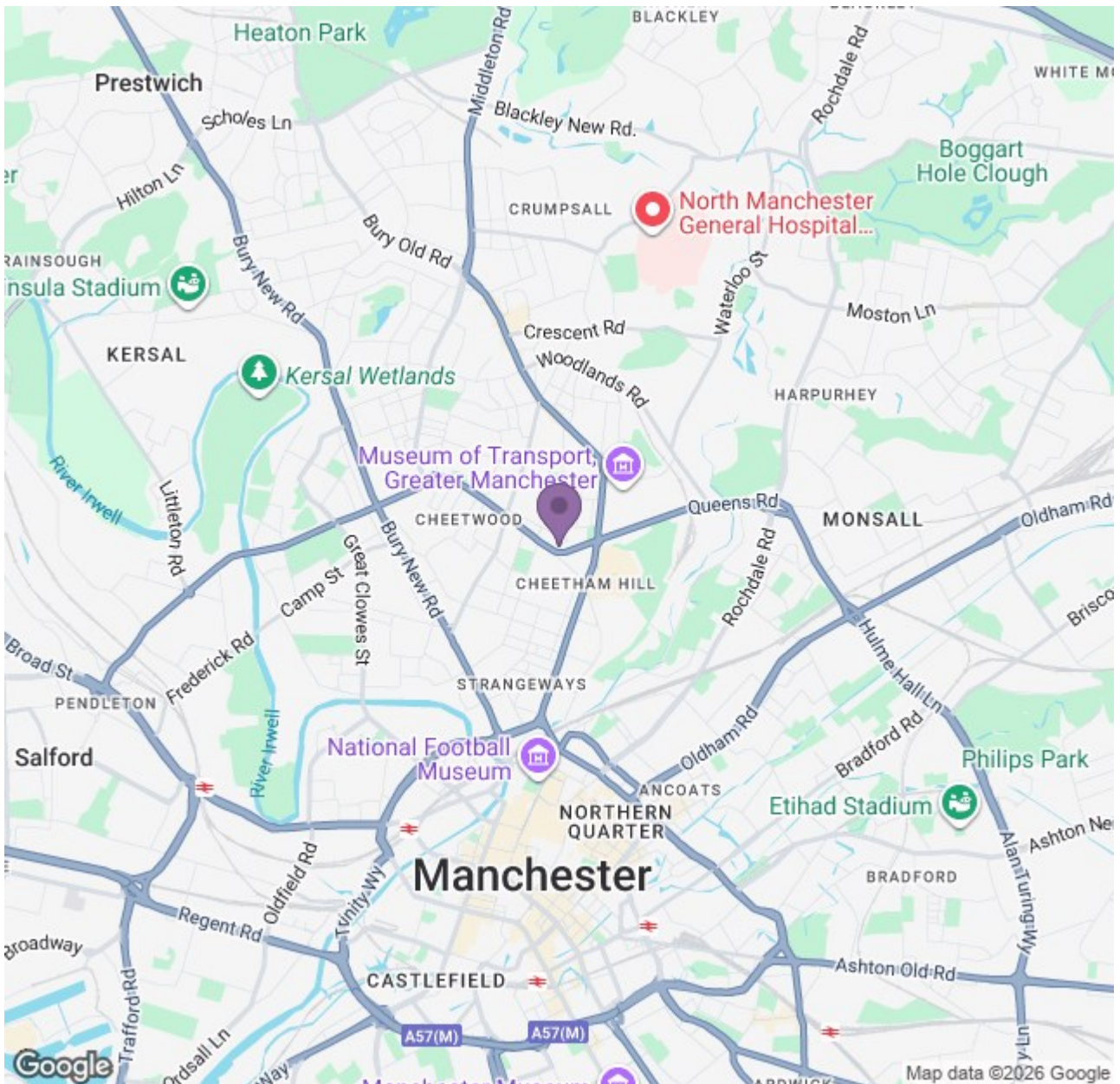
Deposit: £1090

Tenancy: 12 Months

Council Tax: A







Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Rating	Score	Rating	Score
A	92-100	A	1-10
B	81-91	B	11-20
C	69-80	C	21-30
D	55-68	D	31-40
E	45-54	E	41-50
F	35-44	F	51-60
G	21-34	G	61-70