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# Ascend

Built on higher standards



Cotton Square, Claremont Road

£900 PCM

Now's your chance to snap up this one-bedroom, first-floor apartment in Cotton Square, one of those developments everyone seems to have a crush on. It's just far enough from the city centre that you won't be tripping over pigeons on your morning coffee run, but close enough that Manchester's buzz is always within reach. Students, hospital workers, or anyone who likes having a life that doesn't revolve around finding a parking spot will feel right at home here.

Inside, the space has had a little facelift, new carpets, a splash of fresh furniture, and some minor refurb work, so while it's not going to win awards for opulence, it's comfortable, cheerful, and ready for you to move straight in. The lounge and kitchen flow together nicely, perfect for binge-watching Netflix, experimenting with slightly ambitious cooking projects, or attempting the TikTok dances you keep promising yourself you'll learn. The bedroom is spacious enough that losing socks under the bed won't actually cause a crisis, and the bathroom is sleek enough to make even a Monday morning shower feel like a small treat.

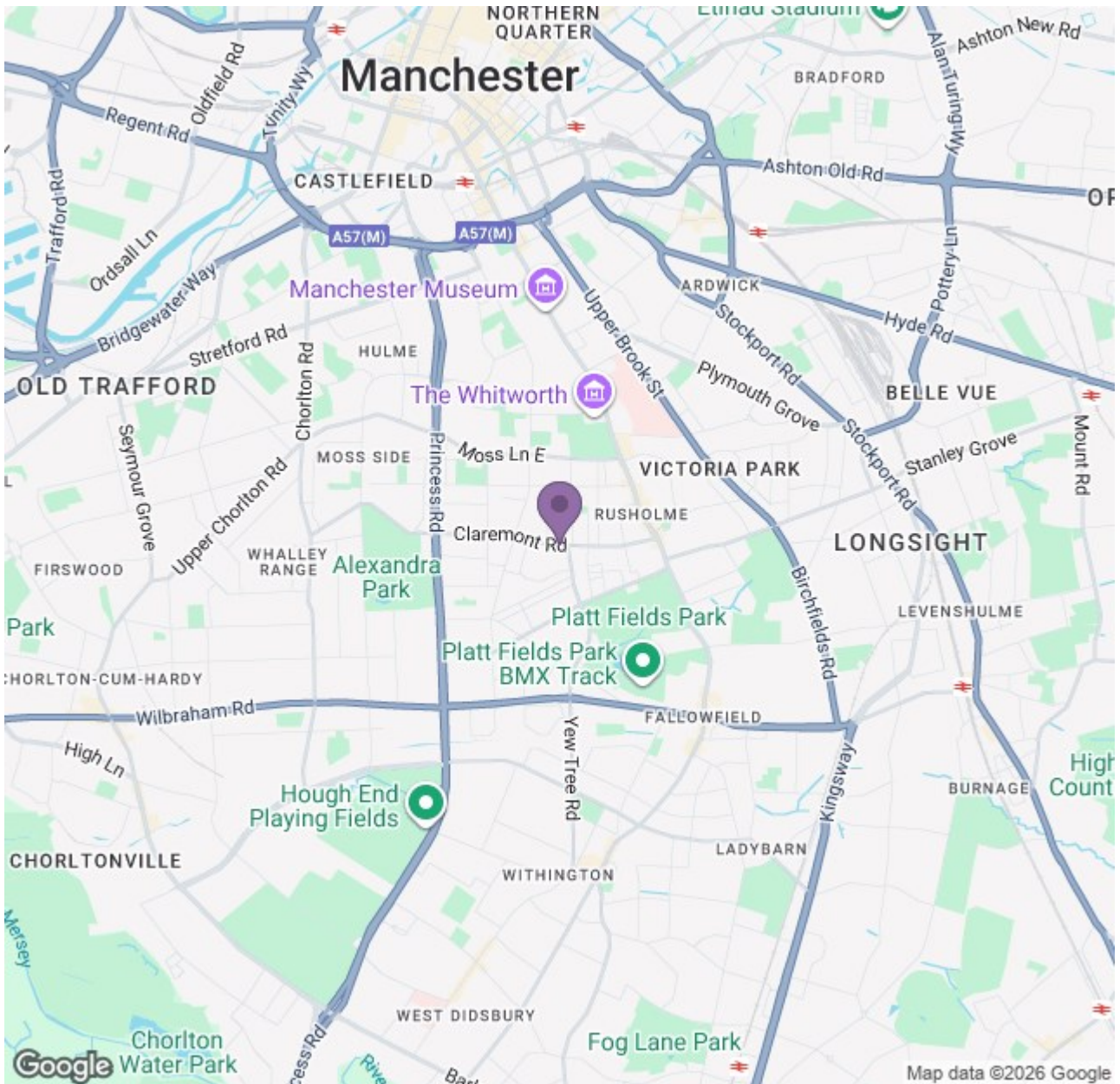
And yes, it comes furnished, so you can just bring your toothbrush, your favourite mug, and maybe a plant or two.

Cotton Square apartments have always been popular, and with this one having had a little refresh, it's the sort of place that could make you wonder why you ever looked anywhere else.

Available Now  
Deposit: £1,030  
12 Month Tenancy  
Council Tax Band: A







Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Band	Score	Target	Band	Score	Target
A	92-100	92	A	84-88	84
B	81-91	81	B	74-83	74
C	69-80	69	C	64-73	64
D	55-68	55	D	54-63	54
E	49-54	49	E	44-53	44
F	39-48	39	F	34-43	34
G	34-38	34	G	24-33	24