



Victoria Residence, Manchester
Asking Price £570,000

Ascend
Built on higher standards

Victoria Residence, Manchester

Welcome to Victoria Residence! Crown Street is a set of premium apartments which completes Manchester's newest neighbourhood. With multiple green areas and public outdoor spaces surrounding you as well as retail outlets, coffee shops and podium level restaurants, you'll have the buzz of the city life at your feet and peace and tranquility in your skyscraper views.

This 16th floor three-bedroom, three-bathroom corner apartment has it all; space, city views, top quality interior fittings, and what's more, it also comes fully furnished! With 18 floors you'll have 24/7 access to the breath-taking high floor swimming pool and two beautiful Royal Gardens with views for days on the 16th and 44th floors (44th upon completion at Elizabeth Tower). You'll also benefit from a state-of-the-art gym, resident lounge and communal hub so you'll never be stuck for something to do or somewhere to go.

Taking luxury to a new level, you'll feel right at home. All three bedrooms are of similar size with plenty of light and space. Two bedrooms benefit from a beautiful en-suite and have equal amounts of suave as the main bathroom, which has been completed with a space saving design and is fitted with quality materials and stylish furnishings.

The open plan kitchen and living room will certainly steal your heart as you enjoy the view of this 16th floor, corner apartment – there's certainly no need to be closing the fitted blinds! The kitchen comes with fully integrated appliances, a double oven, dishwasher, fridge/freezer and even a wine chiller, making this the perfect pad for a Friday night get together or relaxing weekend.

Entrance Hallway

Entrance door from the communal landing. Alsapan herringbone flooring, wall mounted heater, built in storage housing the hot water tank and air ventilation. Doors to:-

Open Living Kitchen

23'8" maximum x 19'10" maximum (7.230 maximum x 6.061 maximum)

A beautifully spacious room which is perfectly complimented with floor to ceiling windows, all enjoying breathtaking viewings of the city surroundings.

The kitchen area is furnished with a modern and contemporary range of wall mounted and base level units with contrast work top surfaces over incorporating a stainless steel sink and drainer. There a built in electric oven and grill, a four ring induction hob with an extractor hood and lighting over. Integrated appliances including a fridge freezer, dishwasher and a wine cooler.

Continuation of Alsapan herringbone flooring, wall mounted electric heaters.

Master Suite

20'10" x 8'1" maximum (6.368 x 2.475 maximum)

With a walk through dressing area, floor to ceiling windows, wall mounted heater. Door to the en suite:

En Suite Shower Room

Furnished with a walk in shower enclosure, vanity wash hand basin and a low level WC. Fully tiled walls with inset mirror and shelving, tiled flooring. Chrome heated towel rail, extractor point.

Bedroom Two

13'0" x 10'0" (3.982 x 3.053)

A spacious second bedroom with floor to ceiling windows, wall mounted electric heater, door to the en suite shower room.

En Suite Shower Room

Furnished with a walk in shower enclosure, vanity wash hand basin and a low level WC. Fully tiled walls with inset mirror and shelving, tiled flooring. Chrome heated towel rail, extractor point.

Bedroom Three

13'0" x 10'0" (3.982 x 3.053)

Floor to ceiling windows, wall mounted electric heater.

Bathroom

Furnished with a panelled bath, vanity wash hand basin and a low level WC. Fully tiled walls with inset mirror and shelving, tiled flooring. Chrome heated towel rail, extractor point.

Additional Information

This property is currently tenanted until September 2022.

Tenants paying £2100 pcm.

Service Charge: £3317.68 PA (Billed Quarterly)

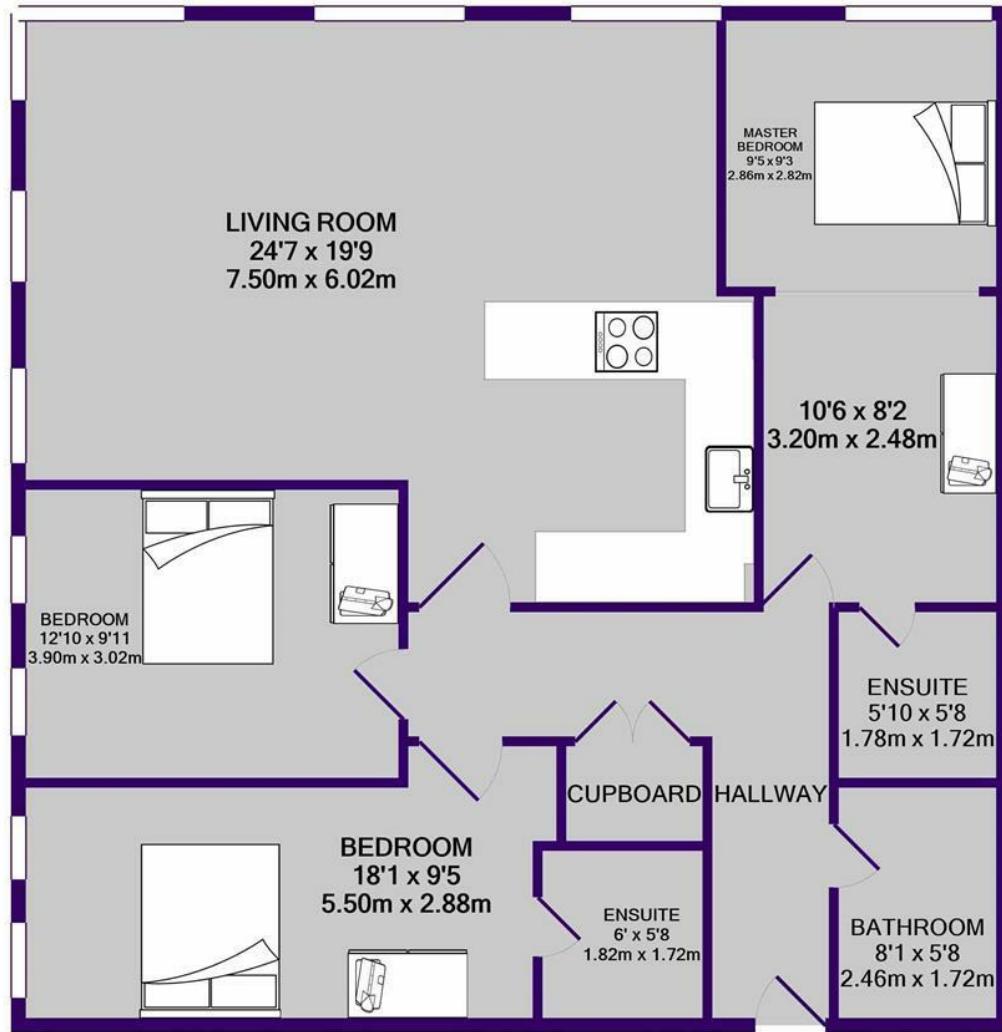
Ground Rent: £500 PA

Lease Details: TBC

Management Company: Zenith Property Management



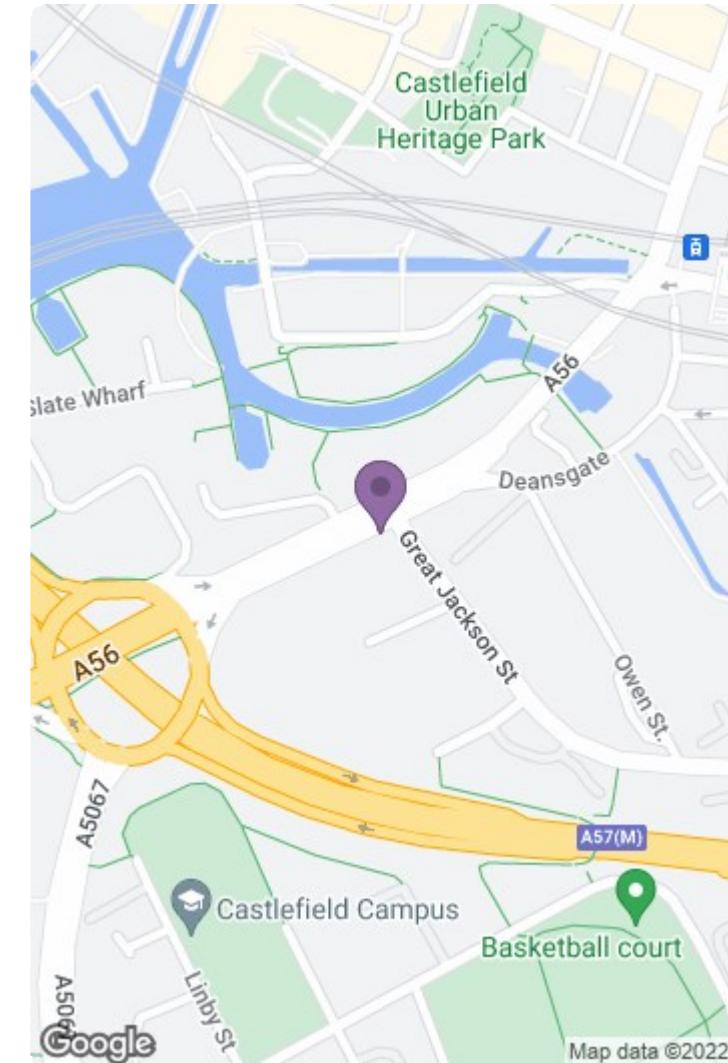
Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are, in fact, included in the sale since circumstances 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.



TOTAL APPROX. FLOOR AREA 1102 SQ.FT. (102.4 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		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A	84	84
(81-91)	B		
(70-80)	C		
(55-69)	D		
(39-54)	E		
(21-38)	F		
(0-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(70-80)	C		
(55-69)	D		
(39-54)	E		
(21-38)	F		
(0-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			

241 Deansgate, Manchester, Lancashire, M3 4EL

Tel: 0161 637 8336

Email: contactus@ascendproperties.com

www.ascendproperties.com

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