

# Ascend

Built on higher standards



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	77	86

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(82 plus) A		
(61-81) B		
(49-60) C		
(35-48) D		
(21-34) E		
(9-20) F		
(1-8) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	79	78

## Britton House, 21 Lord Street Manchester, Lancashire, M4 4FN

- Spacious Two Bedroom Apartment
- First Floor With Balcony
- Fully Furnished Accommodation
- Close To Manchester Fort Retail Park
- In person viewing appointments are subject to limited availability
- Available 24th April 2025
- Well Presented Open Plan Kitchen & Living Room
- Sought After Area - Easy Reach Of City Centre
- Marketing images have been used for advertising purposes

# £1,150 PCM



This two-bedroom apartment is right in the heart of the Green Quarter - highly desired by those wanting to live the city life, close to all the action.

Take a step inside this eye-catching contemporary development and you'll discover an ultra-modern interior, complete with a sleek kitchen and equally stylish bathroom. Your open-plan kitchen/lounge has plenty of space for all your get togethers, gatherings and shindigs, and also leads out onto your very own private balcony - perfect for experiencing the breeze and buzz of the city and getting some cracking views of the landscaped gardens. To top it off you'll also benefit from an on-site caretaker - there's not much more you could need.

Here you'll be just a stone's throw from Victoria station and the main ring road is within easy reach too - so travelling to and around the city is an absolute breeze. Fancy a spot of shopping? The Arndale is just a few minutes away too - you really couldn't be more perfectly placed for both work and play.

If you're interested in having a closer look, or have any questions, do get in touch. The pictures for this apartment are for marketing purposes only, so the internal fixtures, fittings and furnishings may vary.

- \*Available 24th April 2025\*
- Council Tax Band D.
- 12 Month minimum tenancy.
- Deposit £1,320.



TOTAL APPROX. FLOOR AREA 602 SQ.FT. (55.9 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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England & Wales	EU Directive 2002/91/EC	

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