



Century Buildings, St. Marys Parsonage
Price £635,000

Ascend
Built on higher standards

Century Buildings, St. Marys Parsonage

Available for Cash Buyers Only

When it comes to high end homes in the perfect locations, it really doesn't get much better than this stunning two bedroom penthouse apartment.

Situated next to the River Irwell next to Parsonage Gardens, this impeccable 2 bedroom, 3 bathroom apartment with stylish interior is set to impress.

Take a step inside and you're instantly greeted by an open plan living room, high spec breakfast kitchen, sleek flooring and beautiful floor to ceiling windows with access to your own waterside terrace. This exclusive pad also boasts two double bedrooms with en suite facilities.

The below information has been provided by the current owners:

Service Charge: £2492.86 per quarter

Ground Rent: £300

Lease 125 years from 1999

Entrance Hallway

Main entrance door, utility cupboard with plumbing for an automatic washing machine. Amtico flooring, windows and entrance door to:-

Open Plan Living Room

38'4" x 16'8" (11.691 x 5.099)

A generous open plan living area which boasts an abundance of natural light from the floor to ceiling windows. Perfect for entertaining, with its modern and contemporary design, large dining area and elegant kitchen.

An open stairway rising to the first floor landing, complimented with a feature ceiling light.

Door to the cloakroom WC, continuation of the Amtico flooring, radiator, spotlighting.

A sliding door opening to the terrace, enjoying the open rear views over the river Irwell and Lowery Hotel.

Breakfast Kitchen

Furnished with an elegant range of wall mounted and base level units with contract work top surfaces incorporating a stainless steel sink with mixer tap. Integrated double oven and grill, further fitted appliances including: fridge freezer, wine fridge and dishwasher. Feature kick-board and under work top lighting. A central island with breakfast bar, induction hob and extractor vent. Feature drop lighting over.

Cloakroom WC

Furnished with a two piece suite comprising low level WC and wash hand basin.

First floor landing

With access to both bedrooms.

Master Bedroom

11'3" x 10'11" extending to 16'9" (3.450 x 3.344 extending to 5.117)

Floor to ceiling windows enjoying open views of the River Irwell. A range of built in wardrobes, radiator, spotlighting. Opening to the dressing room, with hanging rails and storage shelving. Door to the en suite bathroom.

En Suite Bathroom

Furnished with a contemporary white suite which comprises free standing bath with contrast mixer tap and shower attachment.

Large vanity wash hand basin incorporating storage shelving and contrast mixer tap. Low level WC.

Walk in shower enclosure with a rain-head shower over and contrast mixer tap. Tiled walls and flooring, windows to front and rear aspect with opaque glazing.

Bedroom Two

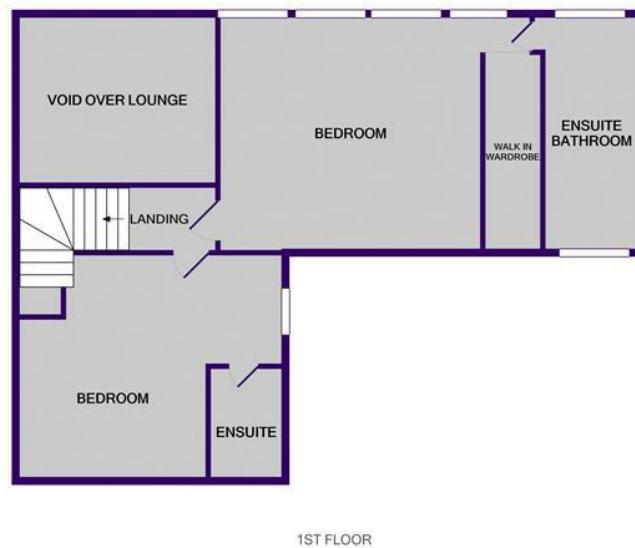
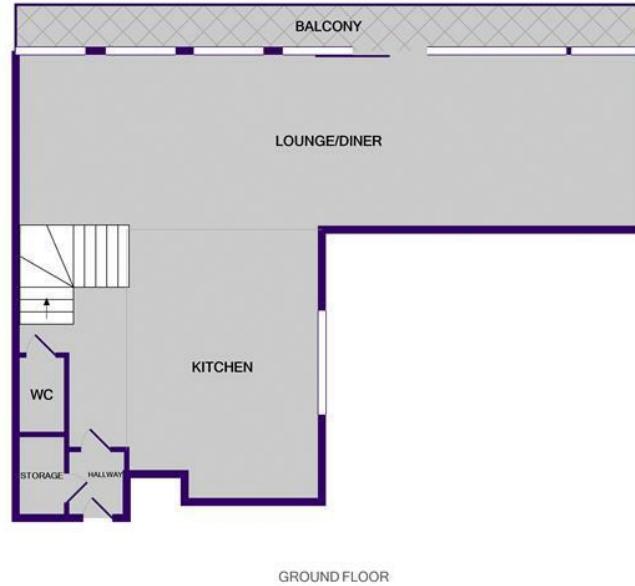
11'2" x 10'11" extending to 16'9" (3.405 x 3.344 extending to 5.117)

Front and side aspect windows with opaque glazing, built in wardrobes. Fitted wardrobe and storage units. Door to the en suite shower room.

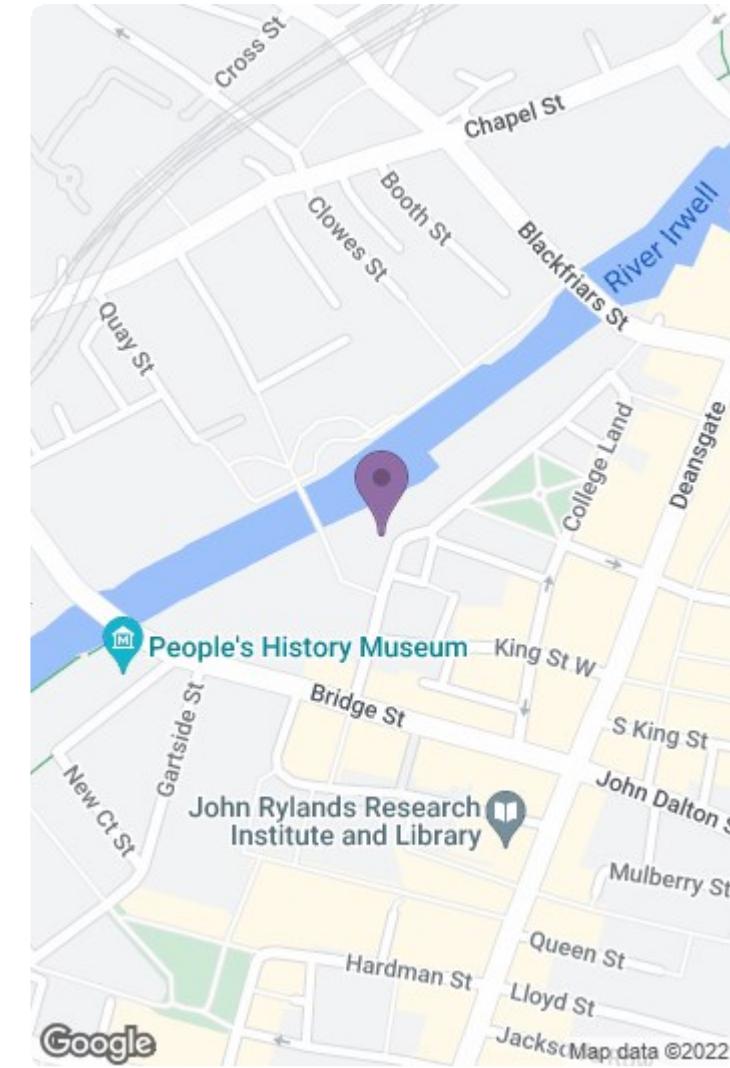
En Suite

Furnished with a modern three piece suite comprising: Walk in shower enclosure with contrast mixer taps and rain head shower over. Vanity wash hand basin incorporating storage and a low level WC. Contrast heated towel rail, fully tiled walls, tiled flooring. Extractor fan, side aspect window with opaque glazing.

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.



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			
(A+)	A	74	75
(A)	B		
(B)	C		
(C)	D		
(D)	E		
(E)	F		
(F)	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			
(A+)	A	74	75
(A)	B		
(B)	C		
(C)	D		
(D)	E		
(E)	F		
(F)	G		
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			

