

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



Victoria Residence, Manchester

£3,200 PCM

Set within one of Manchester's most luxurious neighbourhoods, this exceptional 16th-floor corner apartment raises the bar for modern living. With panoramic views stretching across Manchester's skyline, high-spec interiors, and world-class amenities at your fingertips, this is city living at its most refined!

Flooded with natural light from its dual-aspect position, the three-bedroom layout is beautifully balanced, generous, stylish, and designed for effortless living. All bedrooms feature bespoke Sharps built-in wardrobes, offering elegant storage solutions that elevate both design and functionality. Each of the three bathrooms is equipped with a shower bidet for added comfort and convenience, including two en-suites finished in premium materials and a third contemporary bathroom completing the home.

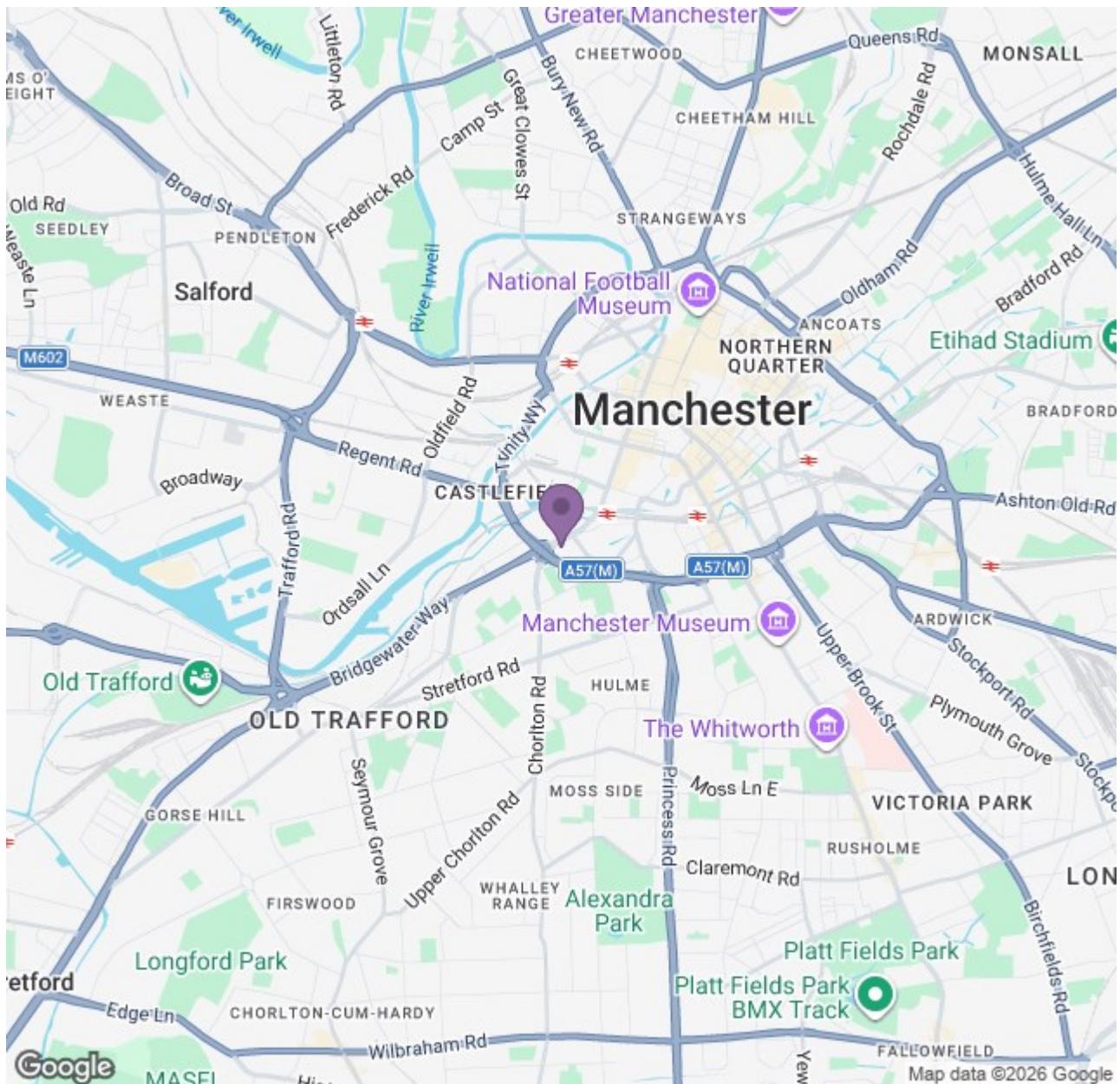
The open-plan kitchen and living area is the showstopper: elegant finishes, quality integrated appliances (including double oven, dishwasher, wine cooler and more), and floor-to-ceiling views that make every moment feel special. Whether it's hosting, relaxing, or unwinding after a long day, this room delivers it all.

And then there's the lifestyle. Residents enjoy access to some of the finest amenities in the city, including the iconic 44th-floor gym and spa with a stunning swimming pool, sky-high roof terraces, co-working areas, residents' lounges, and a 24-hour concierge service. Victoria Residence is more than a building; it's a community built around comfort, convenience, and luxury.



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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Desired	Current	Desired
95% efficient - lower energy costs		95% energy friendly - lower CO <sub>2</sub> emissions	
95% A		95% A	
90-94% B		90-94% B	
85-89% C		85-89% C	
80-84% D		80-84% D	
75-79% E		75-79% E	
70-69% F		70-69% F	
65-64% G		65-64% G	
60-59% H		60-59% H	
55-54% I		55-54% I	
50-49% J		50-49% J	
45-44% K		45-44% K	
40-39% L		40-39% L	
35-34% M		35-34% M	
30-29% N		30-29% N	
25-24% O		25-24% O	
20-19% P		20-19% P	
15-14% Q		15-14% Q	
10-9% R		10-9% R	
5-4% S		5-4% S	
0-1% T		0-1% T	

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Desired	Current	Desired
95% efficient - lower energy costs		95% energy friendly - lower CO <sub>2</sub> emissions	
95% A		95% A	
90-94% B		90-94% B	
85-89% C		85-89% C	
80-84% D		80-84% D	
75-79% E		75-79% E	
70-69% F		70-69% F	
65-64% G		65-64% G	
60-59% H		60-59% H	
55-54% I		55-54% I	
50-49% J		50-49% J	
45-44% K		45-44% K	
40-39% L		40-39% L	
35-34% M		35-34% M	
30-29% N		30-29% N	
25-24% O		25-24% O	
20-19% P		20-19% P	
15-14% Q		15-14% Q	
10-9% R		10-9% R	
5-4% S		5-4% S	
0-1% T		0-1% T	

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