



Orban, Manchester

Offers In Excess Of £175,000

Welcome to this well-presented and highly sought-after development in Whalley Range. This fantastic two bedroom apartment is perfectly placed to reach Manchester city centre and Didsbury, making it ideal for working professionals.

Located in a gated, modern development next to Alexandra Park, this stylish apartment features an open-plan living area, modern kitchen, bathroom and ensuite, and two decent sized bedrooms. Beautifully presented throughout and superbly proportioned, you'll find it incredibly easy to relax and make yourself at home.

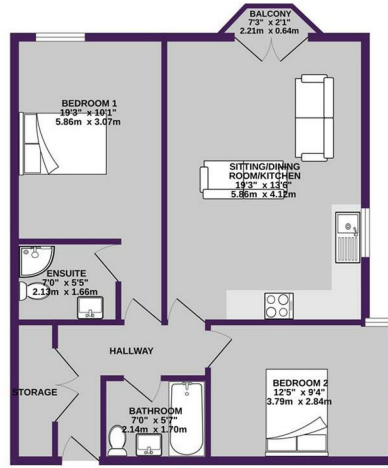
Here you'll be ideally located on Alexandra Road, which is conveniently placed just 10 minutes away from both Manchester city centre and Didsbury. You'll also find a wide variety of amenities, including shops and public transport links, just a stone's throw from your front door.

For more information or to book a viewing, please don't hesitate to get in touch with our team.

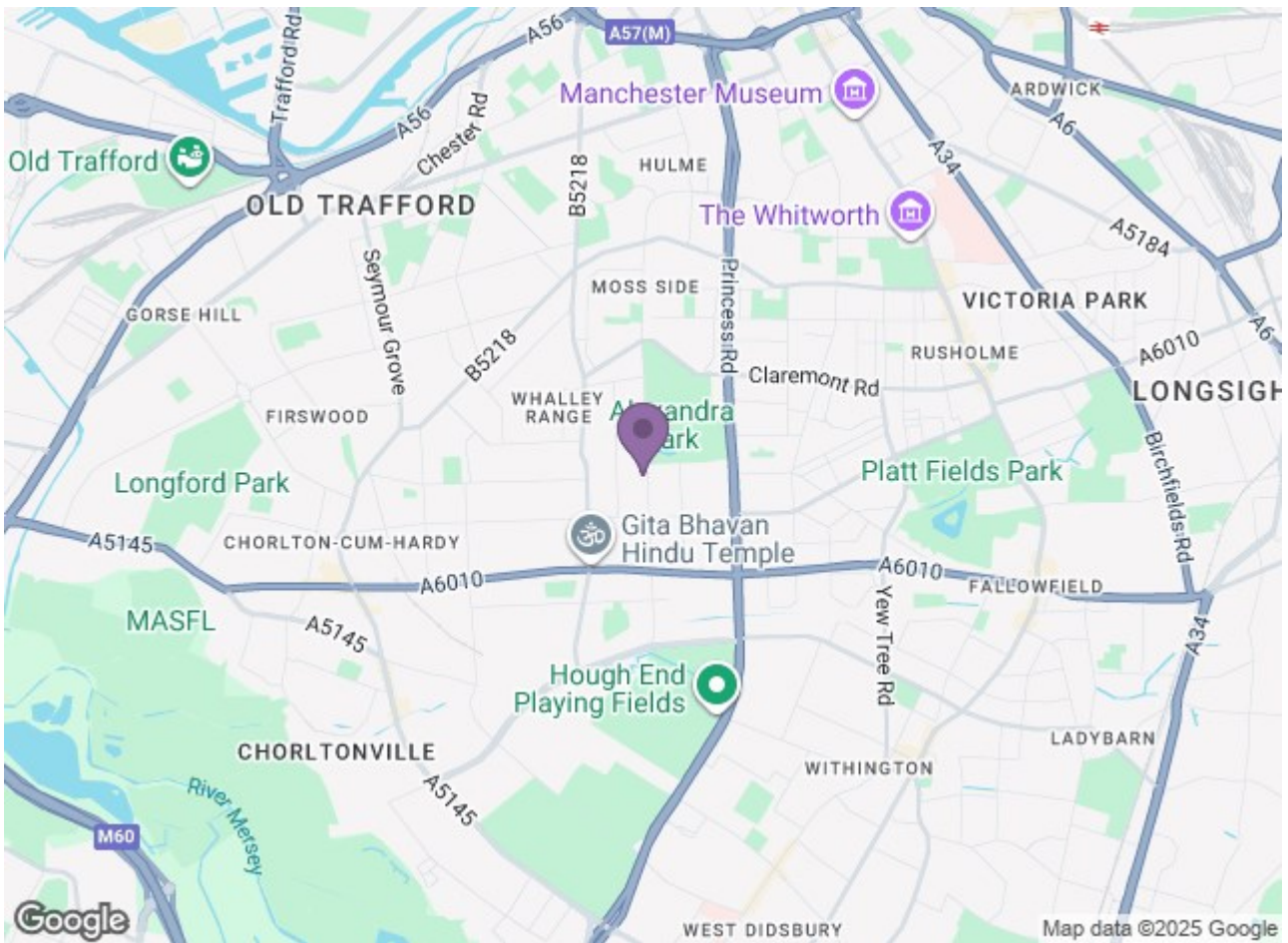
Leasehold  
Lease: 125 from 2010  
Ground Rent: £300



SECOND FLOOR  
691 sq.ft. (64.2 sq.m.) approx.



TOTAL FLOOR AREA: 691 sq.ft. (64.2 sq.m.) approx.  
 While every attempt has been made to ensure the accuracy of the floor plan, the measurements of doors, windows, closets and any other items are approximate and no responsibility is taken for any discrepancy or error. The floor plan is for general reference only and does not constitute a legal document. The floor plan is not to be used for any other purpose without the prior written consent of the developer. All dimensions are approximate and subject to change without notice.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
83	83	D	D

England & Wales

**Ascend**  
Built on higher standards