



NQ4 Naval Street, Manchester
£180,000

Ascend
Built on higher standards

NQ4 Naval Street, Manchester

A fantastic opportunity to purchase this two bedroom apartment, ideally located within one of Manchester's most sought after areas, Ancoats!

Boasting a wonderful Manchester blend of the old and new; grand red-brick warehouses and former factories right alongside shops and modern developments. There is a retail park just down the way, covering everything from groceries and clothing to a Pure Gym and even camping equipment. Plus you're also right next to the Northern Quarter, packed full of more bars, cafes, restaurants and quirky shops than you can shake a vintage stick at.

The accommodation is well proportioned throughout, with two spacious double bedrooms, a large open plan living kitchen, en suite shower room and a bathroom.

If you're interested in having a closer look, or have any questions, do get in touch. And just so you know, the pictures used in this advertisement are for marketing purposes only, so the internal fixtures, fittings and furnishings may vary. A video viewing is available, prior to any in person viewing.

Currently tenanted on a fixed term agreement at £900pm.

Tenure: Leasehold

Service Charge: £1500 pa (approx)

Entrance Hallway

Entrance door from the communal landing. Wood effect flooring, wall mounted electric heater, cupboard housing the hot water tank and plumbing for an automatic washing machine. Doors to all rooms.

Kitchen / Living Room / Diner

16'1" x 14'3" (4.92 x 4.35)

Furnished with a range of wall mounted and base level units with work top surfaces over incorporating a stainless steel sink and drainer unit.

Built in electric oven and grill with induction hob and extractor hood with lighting over. Space for a fridge freezer.

Continuation of the wood effect flooring, wall mounted electric heater. uPVC double glazed windows, uPVC double glazed doors opening to Juliet balcony.

Bedroom One

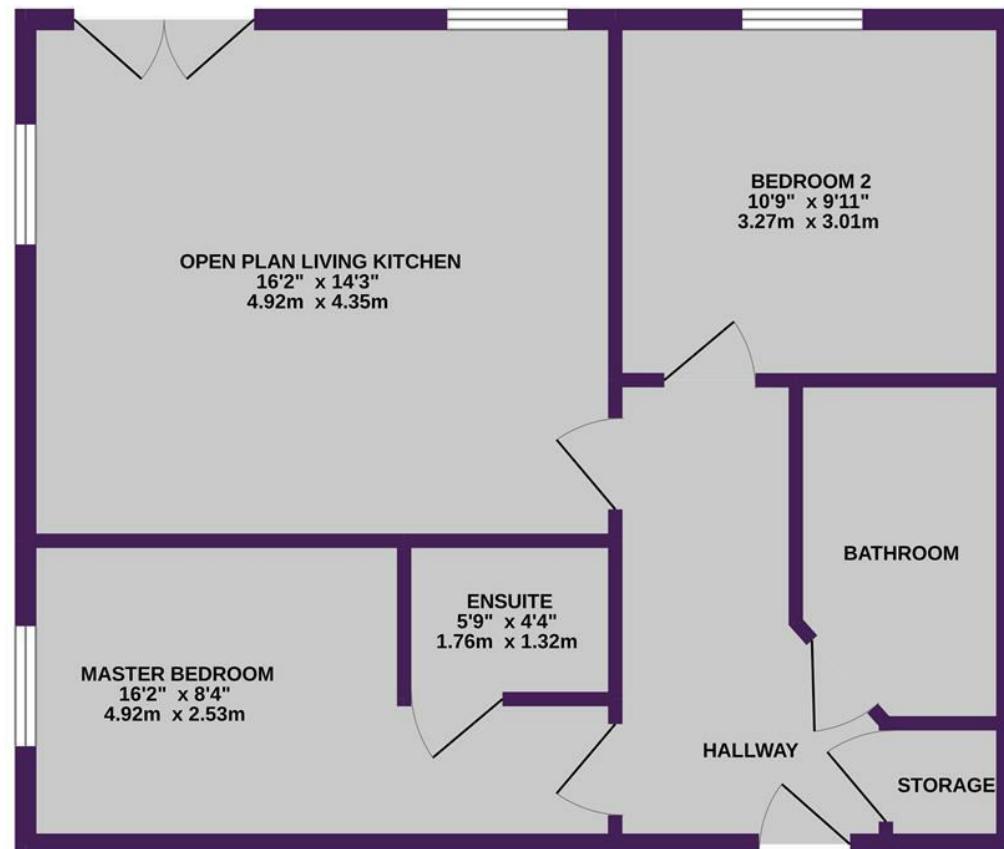
16'1" x 8'3" (4.92 x 2.53)

uPVC double glazed window, wood effect flooring, wall mounted electric heater. Door to the en-suite shower room.

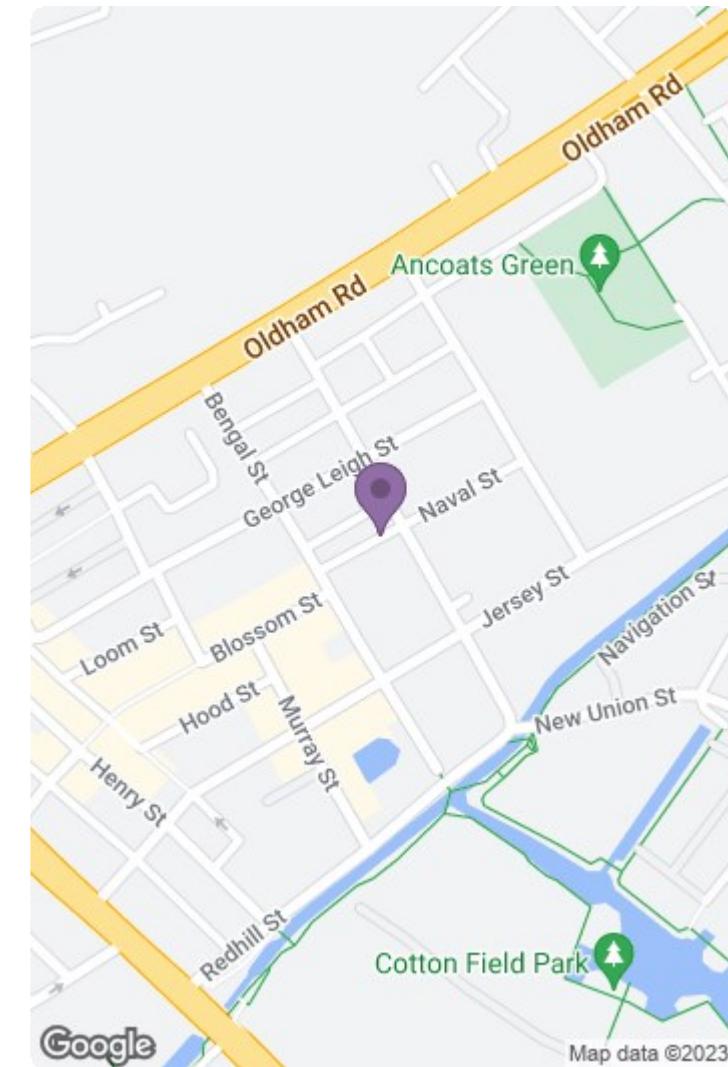
Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are, in fact, included in the sale since circumstances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



GROUND FLOOR
606 sq.ft. (56.3 sq.m.) approx.



TOTAL FLOOR AREA: 606 sq.ft. (56.3 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the information contained here, measurements of doors, windows, rooms and 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 treated 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	76	83
(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	76	83
(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			

