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# Ascend

Built on higher standards



Victoria Mill, Lower Vickers Street, Manchester

By Auction £70,000

\*\* FOR SALE BY MODERN METHOD OF AUCTION \*\* Cash Buyers Only

It's not often you can live in a Grade II\* listed building - but with this Victoria Mill flat in Miles Platting, now is your chance.

Perched next to the Rochdale Canal and at the centre of a district that was once the beating, spinning, smoking heart of Manchester's industrial revolution, Victoria Mill is a proud emblem for the city's hard-working history.

The building has been restored to retain the charm of its old identity, while making it as comfortable as possible for modern city living. The stairwell curling up through the chimney makes for a grand entrance and the flat itself has been built to high standards; carpeted throughout, with sizable, fully-furnished rooms, and windows that give you plenty of Manchester's grey skies and sunshine. Plus, there are parks aplenty around the Mill and the Northern Quarter is just a canal walk away.

Currently tenanted on a rolling tenancy at £850pcm.

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



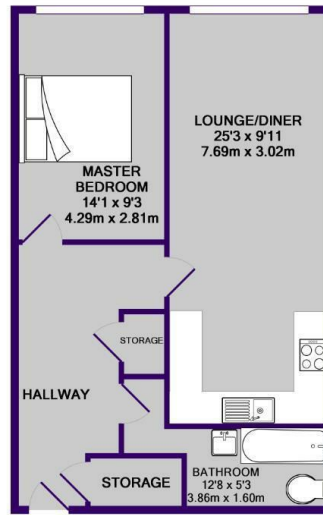
**Auctioneer Comments**

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (amsold Ltd).

If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the amsold team.

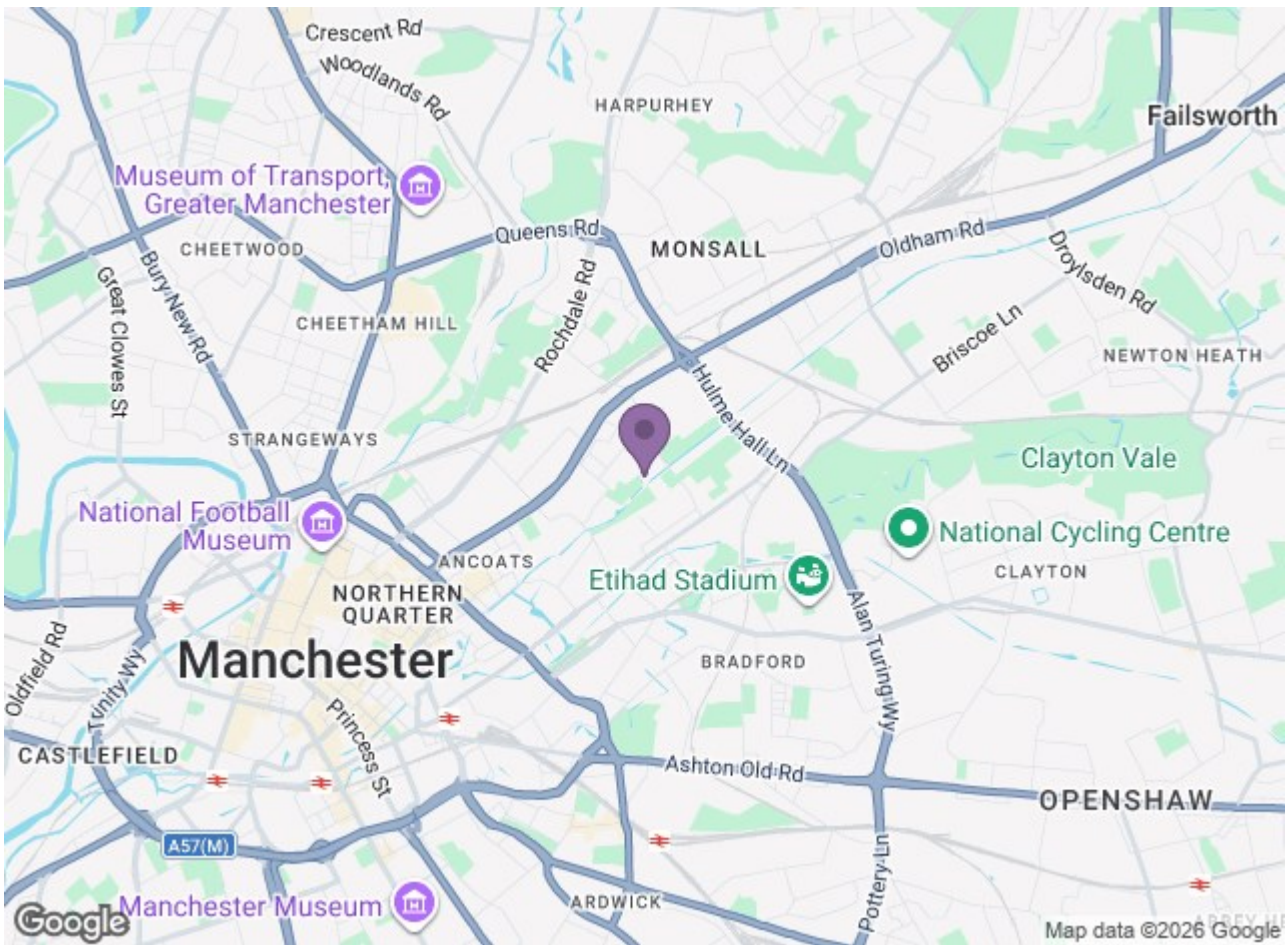
The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty.

Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional.



TOTAL APPROX. FLOOR AREA 579 SQ.FT. (53.8 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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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Band	Score	Band	Score
A	92-100	A	1-23
B	81-91	B	24-47
C	69-80	C	48-74
D	55-68	D	75-100
E	39-54	E	101-150
F	21-38	F	151-200
G	1-20	G	201-250

Energy Efficiency Rating: **B** (Score: 84)  
Environmental Impact (CO<sub>2</sub>) Rating: **D** (Score: 100)