



RESIDE

MANCHESTER

37 Advent House 1 Isaac Way  
New Islington, Manchester, M4 7EP

Asking Price £230,000





## 37 Advent House 1 Isaac Way

New Islington, Manchester, M4 7EP

A charming two bedroom, two bathroom apartment located on the first floor in Advent House 1, New Islington.

This residence offers a spacious hallway, with two double bedrooms, a family bathroom and a wet room off the primary bedroom. A spacious balcony just off the lounge and comes with designated parking.

Nestled in New Islington, the development is conveniently close to Manchester City Centre, Cutting Room Square, and Piccadilly Train Station, all within a short walking distance.

Cladding works are now completed, and we are pleased to welcome both cash and mortgage buyers.

To book a viewing please contact the sales team on 0161 837 2840.

### The Tour

The apartment briefly comprises of an open plan kitchen/living room with access to a spacious balcony, two double bedrooms, primary with an open wet room and a modern family bathroom.

You enter into a spacious hallway with laminate flooring throughout. Storage cupboard housing an Indesit washer dryer.

Living Room/Kitchen: Integrated Indesit fridge, freezer, dishwasher, hob, oven and extractor fan. Access to balcony from living room, TV satellite point and wall mounted electric heaters.

Bedrooms: Newly carpeted bedrooms with TV and satellite points in the primary bedroom.

Wet room: Tiled shower room with a toilet basin and sink.

Bathroom: Tiled bathroom offering a Villeroy & Boch three piece suite and a shower over the bath with a heated towel rail.





### The Area

Advent House is located near to New Islington Tram Stop with easy access to Ancoats, Piccadilly and the Northern Quarter. There are many bars and restaurants on your doorstep such as Cask, Pollen Bakery, Flawd Wine Bar and many more with Cutting Room Square only a short walk away.

### Lease Information

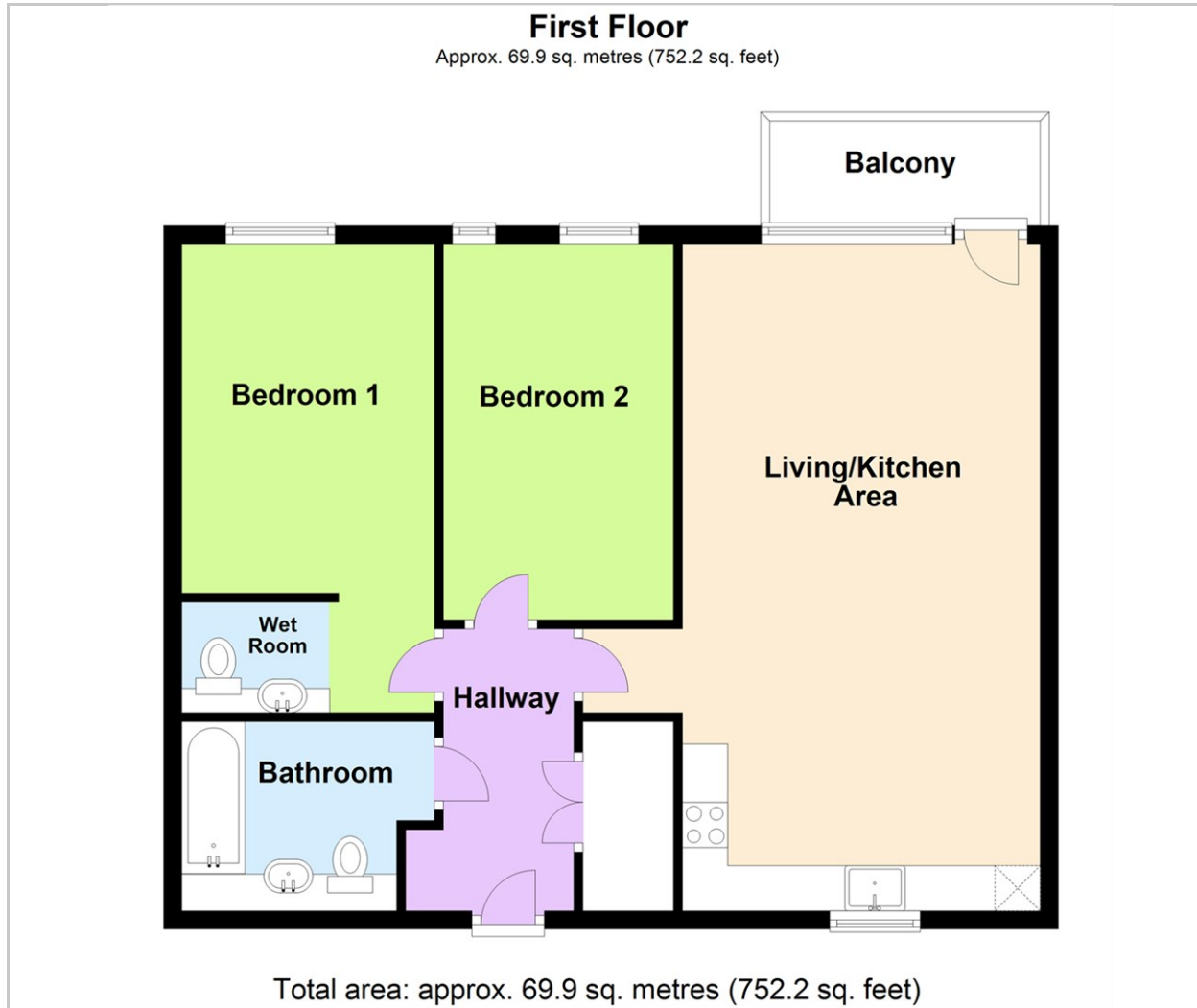
Length of lease - 250 years from April 2003.  
Ground rent - £150 per annum.  
Service charge - £2,057 per annum.

Cladding works now finished. Comfort letter available, EWS1 form due in around 6 - 8 weeks.

- Two Double Bedrooms
- Family Bathroom + Wet Room
- Spacious Balcony
- Parking Included
- No Chain
- EPC Rating C
- Owner Occupiers & Investors Welcome
- Cladding Works Now Complete
- Tenanted Until September 2024
- New Islington Location



## Floor Plan



## Viewing

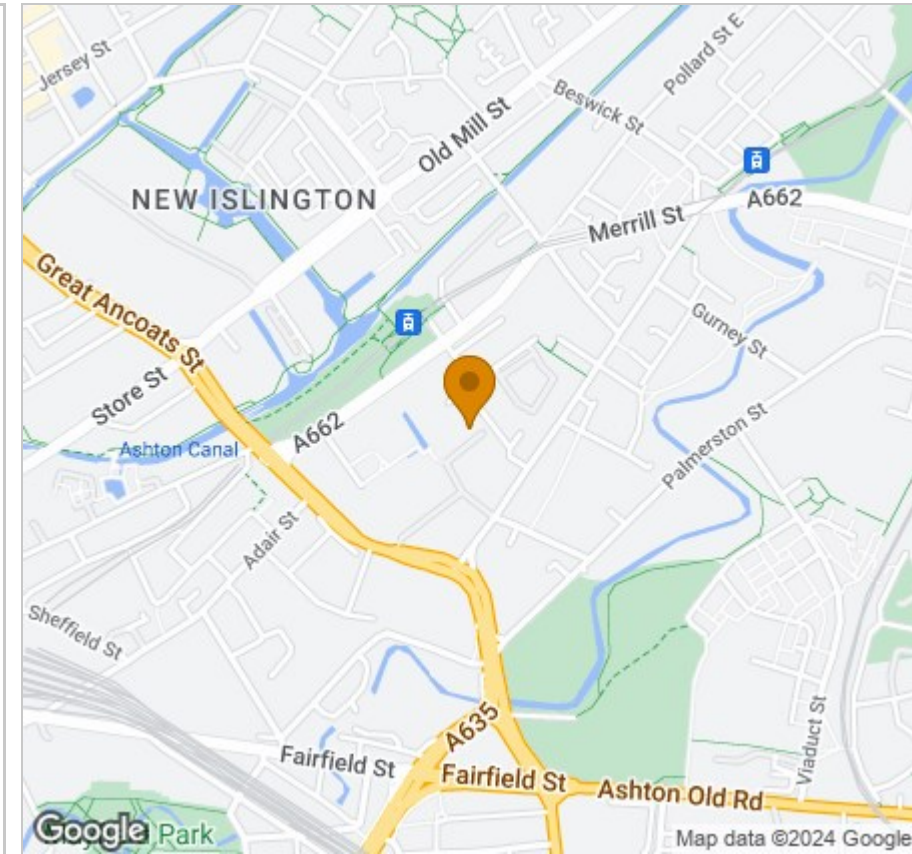
Please contact our Reside Manchester Office on 0161 837 2840 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph

