



RESIDE

—
MANCHESTER



88 Advent House 2 1 Isaac Way
New Islington, Manchester, M4 7ED

Asking Price £210,000



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An appealing two bedroom, two bathroom apartment located on the second floor in Advent House 2, New Islington.

This apartment features a spacious hallway, two double bedrooms, a family bathroom, and an en-suite wet room in the primary bedroom. A major highlight is the large balcony accessible from the lounge.

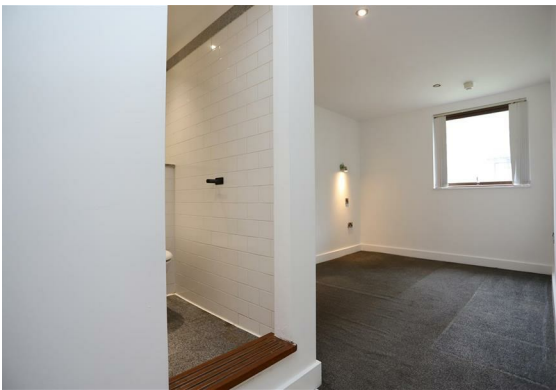
Nestled in New Islington, the development is conveniently close to Manchester City Centre, Cutting Room Square, and Piccadilly Train Station, all within a short walking distance.

Cladding works are now complete, with the EWS1 form due imminently.

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

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.





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 with a video intercom system.

Living Room/Kitchen: Integrated Hotpoint fridge, freezer, Indesit dishwasher, hob, oven and extractor fan. Access to balcony from living room, TV satellite point and wall mounted electric heaters. Storage cupboard housing a Logik washing machine.

Bedrooms: 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 Laufen Pro three piece suite and a shower over the bath.

Lease Information

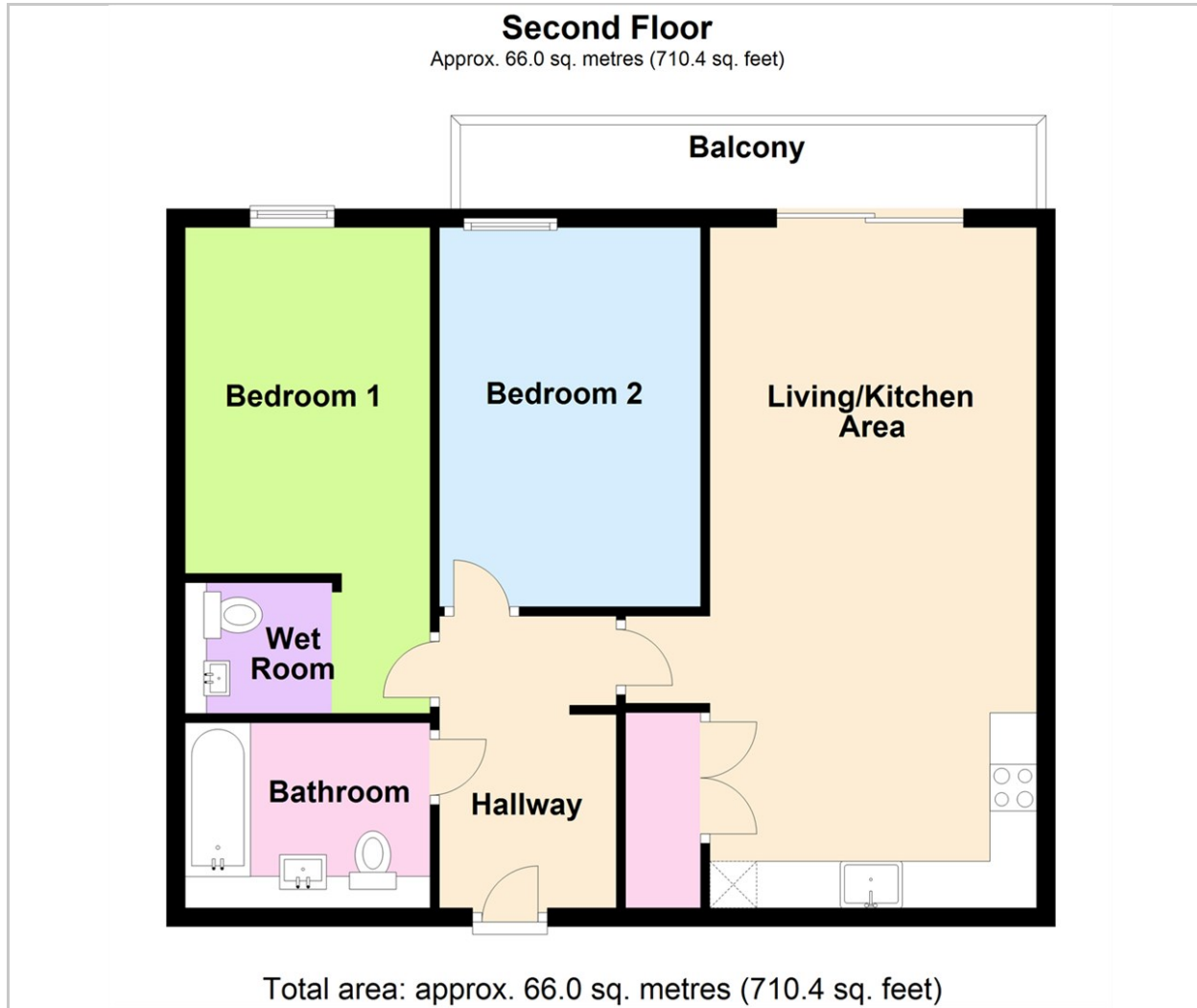
Length of lease - 250 years from April 2003 (229 years remaining)

Ground rent - £150 per annum

Service charge - £2,635 per annum

- Two Double Bedrooms
- Family Bathroom + Wet Room
- Spacious Balcony
- Vacant Possession
- No Chain
- EPC Rating C
- Owner Occupiers & Investors Welcome
- Cladding Works Now Complete
- New Islington Location
- Communal Courtyard

Floor Plan



Viewing

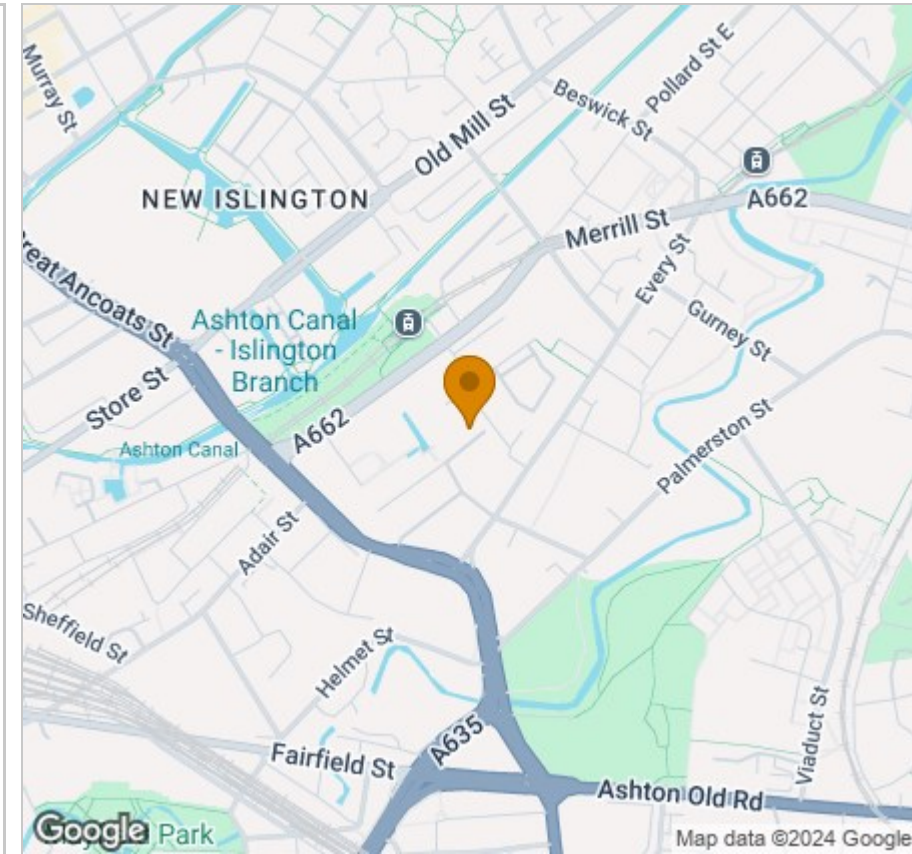
Please contact our Reside Manchester Office on 0161 837 2840 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

