



RESIDE
MANCHESTER

Apt 175 Advent 2/3 Isaac Way
New Islington, Manchester, M4 7EE

Asking Price £210,000



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An appealing two bedroom, two bathroom apartment located on the fourth floor in Advent House 2/3, New Islington.

This apartment features a spacious hallway, two double bedrooms, a family bathroom, and an en-suite wet room in the primary bedroom.

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, EWS1 form available - mortgage buyers welcome.

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 a Juliet balcony, two double bedrooms, primary with an open wet room and a modern family bathroom.

You enter into a spacious hallway with newly laminate flooring throughout with a video intercom system.

Living Room/Kitchen: Integrated Indesit fridge, freezer, dishwasher, hob, oven and extractor fan. Floor to ceiling Juliet balcony, TV satellite point and wall mounted electric heaters. Storage cupboard housing an Indesit washer dryer.

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





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

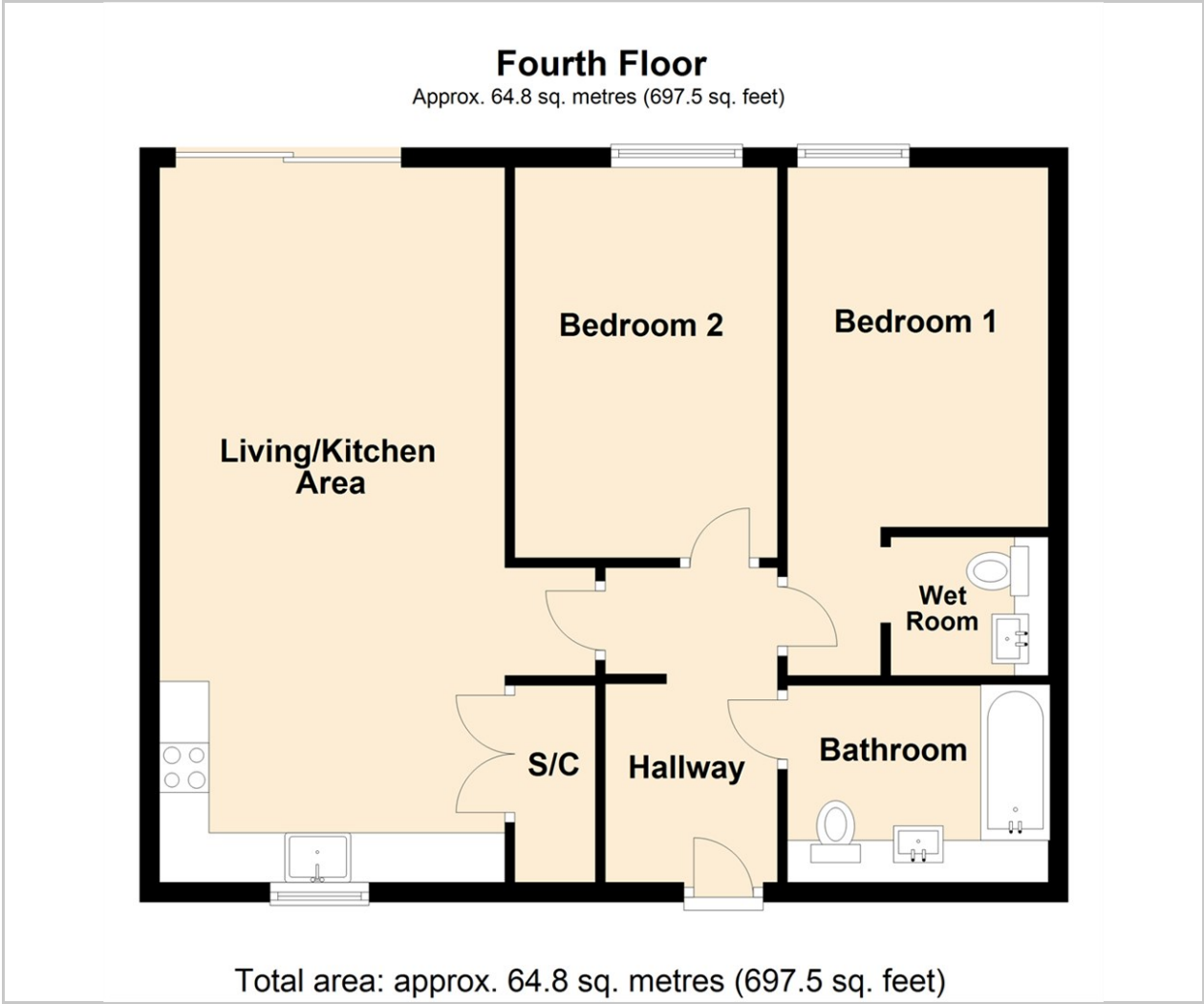
Length of lease - 250 years from April 2003 (229 years remaining)

Service charge - £2,636 per annum

Ground rent - £150 per annum

- Two Double Bedrooms
- Family Bathroom + Wet Room
- Juliet Balcony With Unobstructed Views
- Vacant Possession
- No Chain
- EPC Rating C
- EWS1 Form Available
- New Islington Location
- Communal Courtyard
- Owner Occupiers & Investors Welcome

Floor Plan

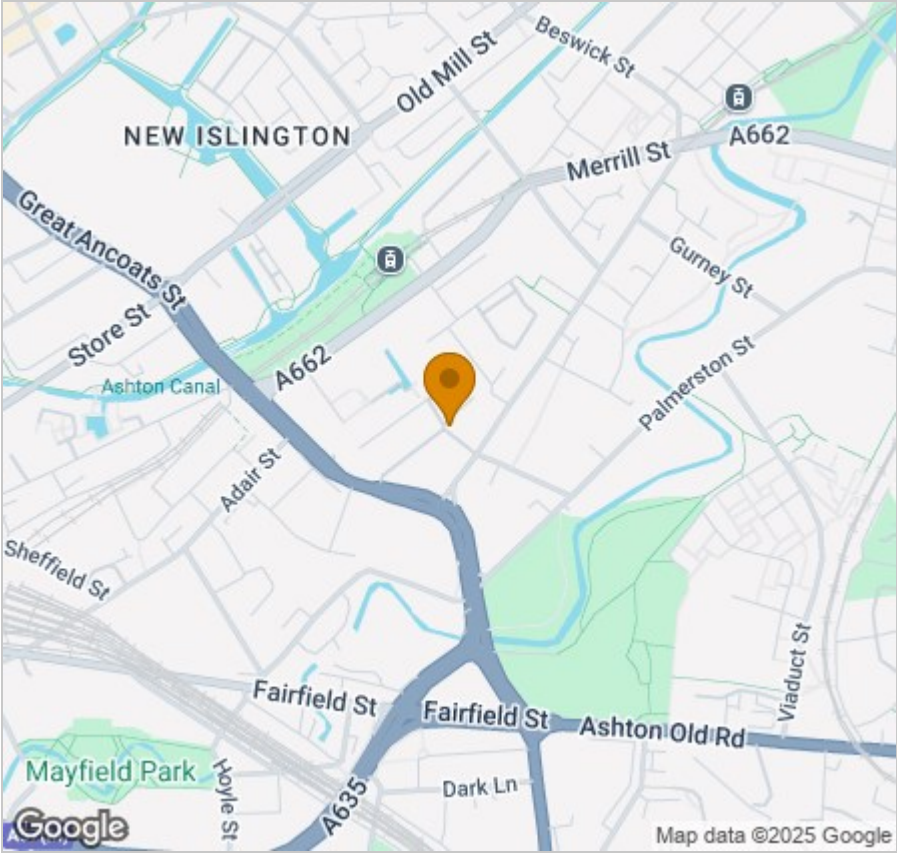


Viewing

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

