



RESIDE
—
MANCHESTER



8 Advent House 2 Isaac Way
Manchester, M4 7EP

Asking Price £165,000



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A charming one bedroom, one bathroom apartment located on the ground floor in Advent House 2, New Islington.

This residence offers a spacious hallway, a spacious double bedroom, a family bathroom. A spacious balcony just off 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 completed, and we are pleased to welcome both cash and mortgage buyers.

Previously tenanted at £1000 pcm.

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, one double bedroom, and a modern family bathroom.

You enter into a spacious hallway with wooden flooring throughout. The bathroom floor tiling and bathtub have also been recently renovated.

Living Room/Kitchen: Integrated Indesit fridge, freezer, Matrix dishwasher, Hlsense hob, Beko oven and Ciarra extractor fan, of which, the hob, oven and extractor fan are new appliances. Access to balcony from living room, TV satellite point and wall mounted electric heaters.

Bedroom: Newly laid wooden flooring with TV and satellite points and a large window providing ample natural light.

Bathroom: Tiled bathroom offering a Villeroy & Boch three piece suite and a shower over the bath with a heated towel rail. The bathroom floor tiling and bathtub have also been recently renovated. Storage cupboard housing an Statesman washer dryer.

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

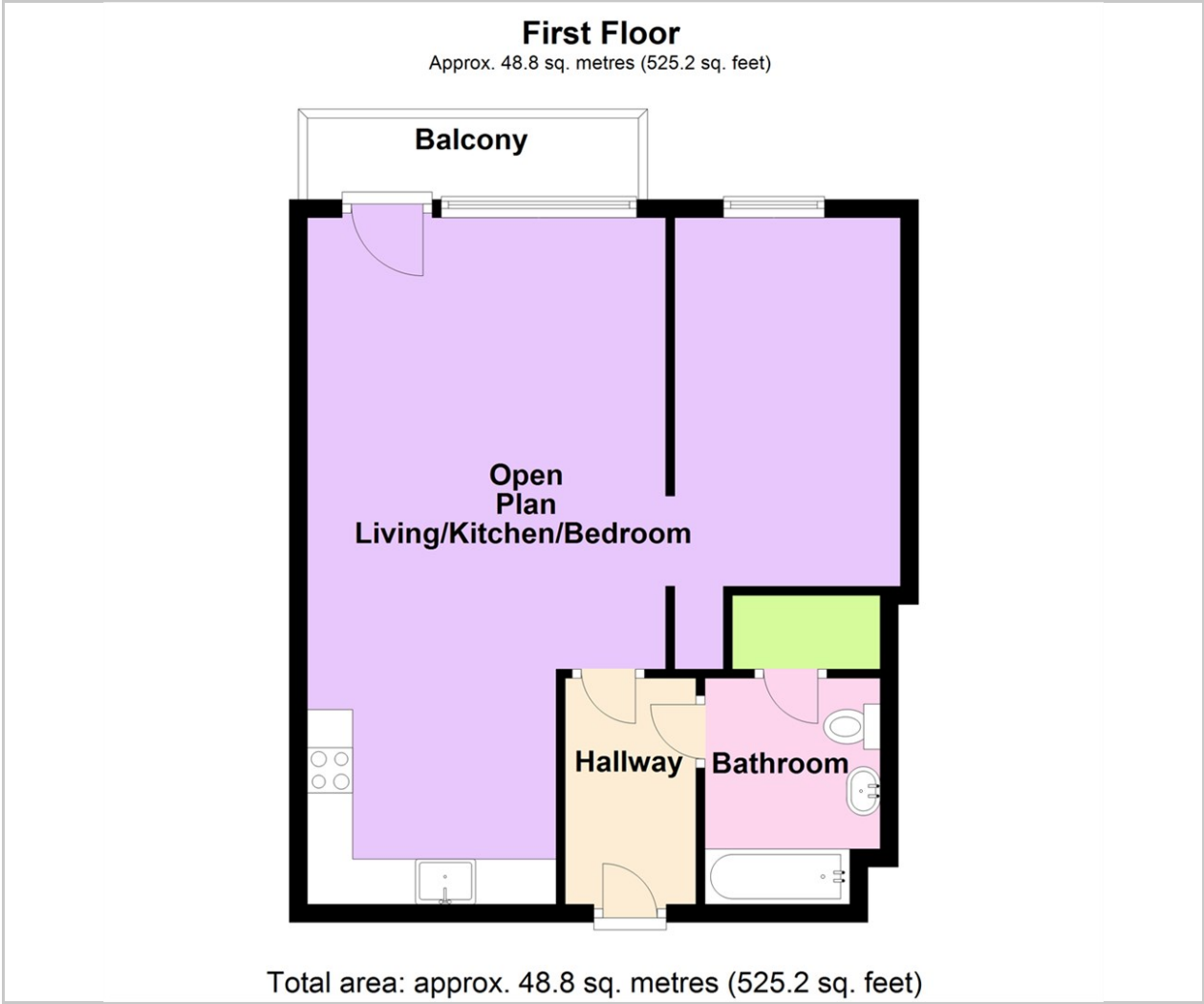
Length of lease - 250 years from April 2003.

Ground rent - £150 per annum.

Service charge - £1,901.72 per annum.

- One Bedroom
- One Bathroom
- Spacious Balcony
- No Chain
- EWS1 in place
- EPC Rating C
- New Islington Location
- Communal Courtyard

Floor Plan

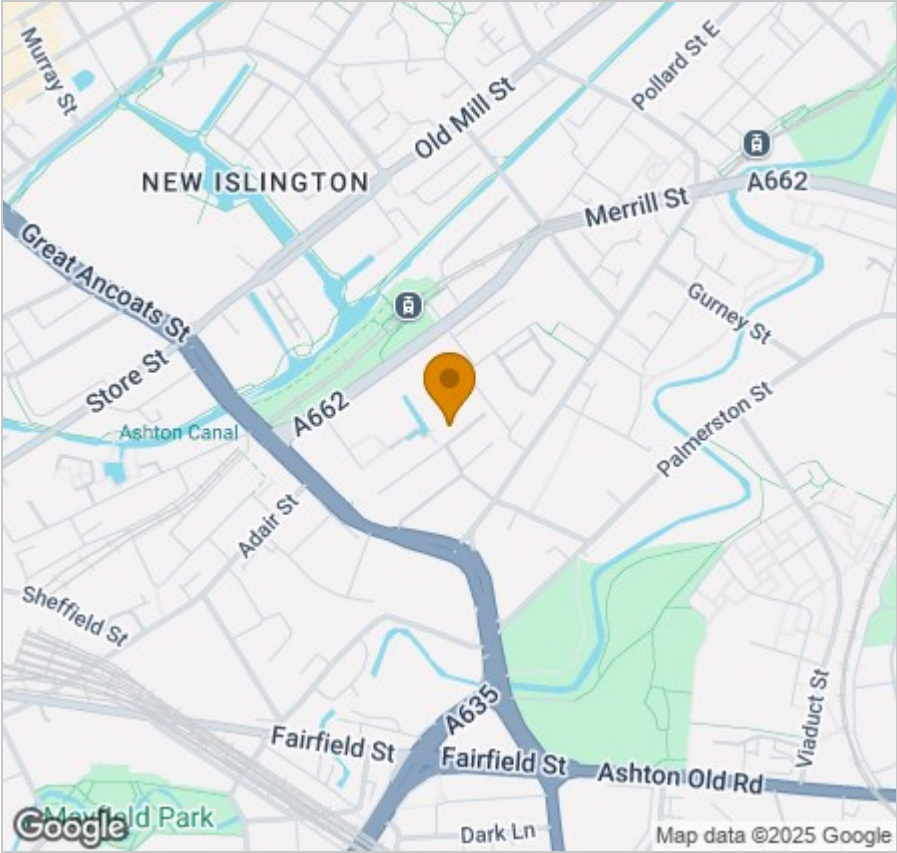


Viewing

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

