



5N The Plaza

Advent Way | | Manchester | M4 7LR

Asking Price £239,950



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2 BED, 2 BATH APARTMENT WITH 2 PARKING SPACES. An excellent, spacious two bedroom apartment in The Plaza development, New Islington. The ground floor property comprises: entrance hall, storage cupboard, open plan living & dining room through to fitted kitchen and terrace / private garden, master bedroom with en suite shower room, second double bedroom and additional shower room. Further benefits include two allocated parking spaces, intercom and residents' gym. Located in the New Islington / Ancoats area of the city centre, close to New Islington tram stop, the Northern Quarter, the inner ring road and Piccadilly Train Station. A new tenancy, let for £1,295pcm for 12 months from the 1st of May 2025.

- TWO DOUBLE BEDROOMS
- GROUND FLOOR
- SPACIOUS OPEN PLAN LIVING & DINING ROOM
- TWO PARKING SPACES
- THE PLAZA DEVELOPMENT
- BATHROOM & EN SUITE
- BALCONY
- 721 SQ FT
- PREVIOUSLY LET FOR £1,350PCM, ACHIEVING A RENTAL YIELD OF 6.75%
- NEW ISLINGTON / ANCOATS LOCATION



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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