



HENRY  **WILTSHIRE**

www.henrywiltshire.co.uk

Henry Wiltshire Limited Company Registration No. 07120440 VAT Registration No. 994 397 354

Registered Office: 2 Laybourne House, Admirals Way, Canary Wharf, London, United Kingdom E14 9UH

Advent 3, Isaac Way, Manchester

Offers In Region Of £200,000

🛏 2 🚗 2

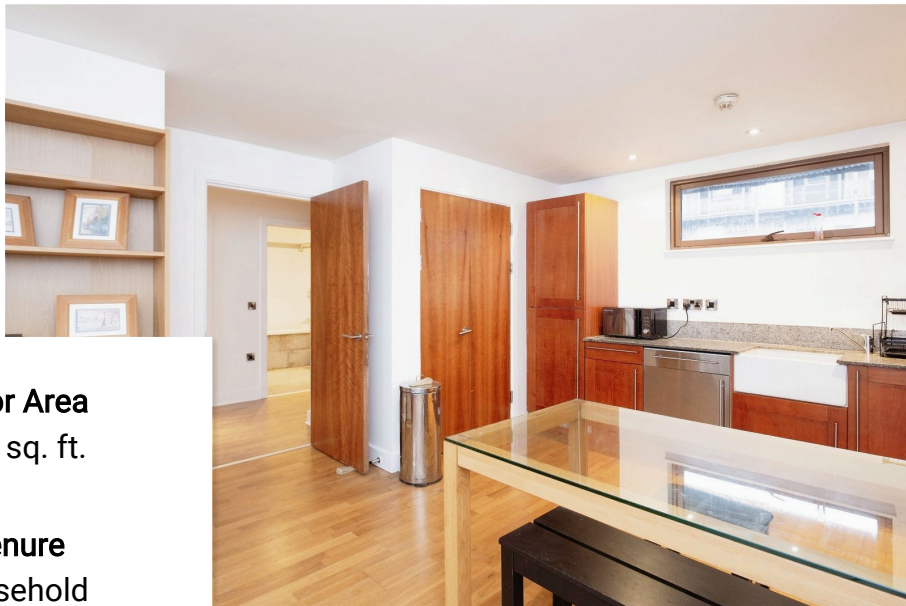


Advent 3 forms part of a popular and well known development in the heart of New Islington. It's location close to excellent transport links, local amenities such as the Ancoats Marina with it's independent coffee shops and bars. Benefitting from a Metrolink station being a short walk away as is Manchester Piccadilly station. The City centre is easily accessed and offers an array of shops, restaurants and entertainment venues.

This third floor apartment comprises of : Communal entrance with lift to all floors, private entrance hallway with storage cupboard, open plan living area / kitchen with integrated appliances, balcony, two double bedrooms with the main having an en suite wet room, further main bathroom plus a SECURE PARKING SPACE.

Sold with NO CHAIN and VACANT POSSESSION



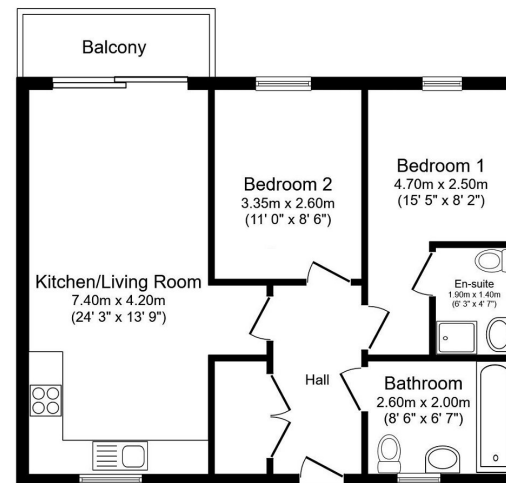
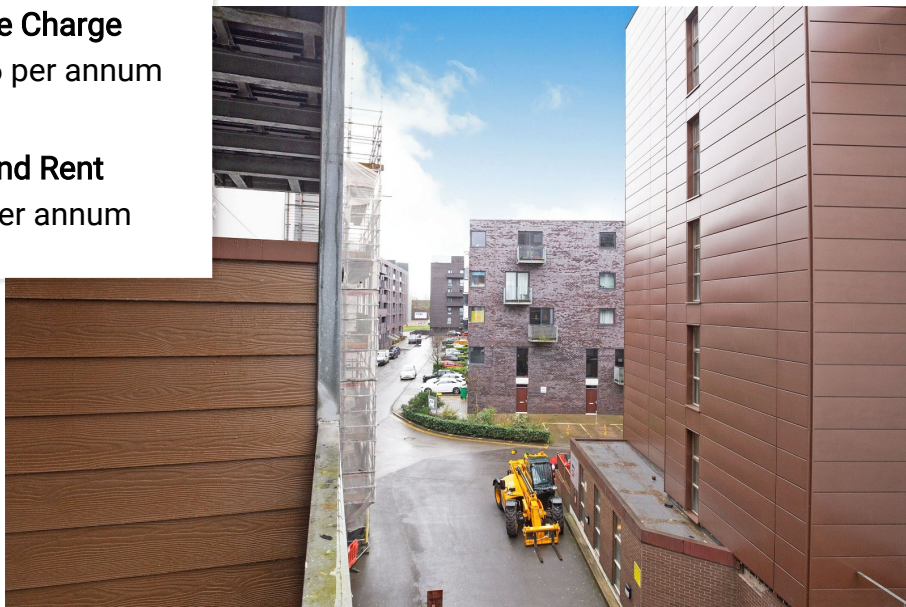


Floor Area
710 sq. ft.

Tenure
Leasehold

Service Charge
£2767.56 per annum

Ground Rent
£250 per annum



Total floor area 66.0 m² (710 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Henry Willshire. Powered by www.focalagent.com

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

UK Offices | Canary Wharf - E14 | Nine Elms - SE1 | Royal Docks - E16 | Bow - E3 | Hayes, Middlesex - UB3 | Manchester - M2

International Offices | Dublin | Abu Dhabi | Hong Kong | Singapore

