



**HENRY**  **WILTSHIRE**

[www.henrywiltshire.co.uk](http://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 2, 1 Isaac Way M4 7ED

Guide Price £190,000

2 2



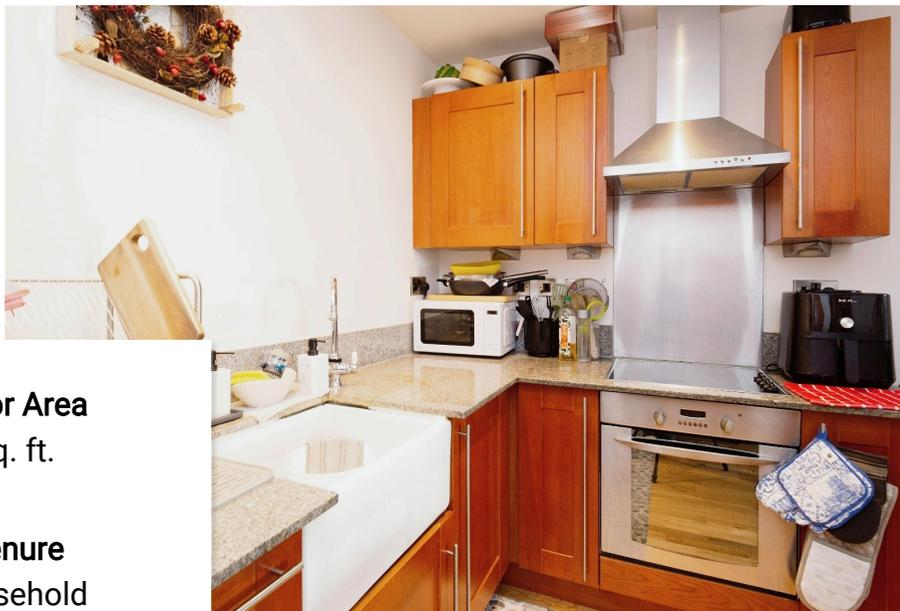
Advent 2, by Artisan is a purpose built development in New Islington, Manchester and is situated close to the Metrolink station giving easy access in and out of the City Centre.

The nearby Ancoats Marina provides superb local amenities such as independent shops & bars plus Manchester's renowned Northern Quarter is a few minutes further walk.

Located on the second floor and presented to an immaculate standard the property comprises of : Secure communal access, private entrance hallway with storage cupboard, open plan spacious living area with access to the balcony, integrated kitchen with oven, hob, dishwasher and washer, main double bedroom with en suite wet room plus main bathroom.

**Leasehold & Material Information**





Floor Area  
sq. ft.

Tenure  
Leasehold

Service Charge  
£2800 per annum

Ground Rent  
£250 per annum



Total floor area 70.1 m<sup>2</sup> (755 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).  
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### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>	71	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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