



## Isaac Way | Manchester | M4 7ED

This elegant two-bedroom apartment, located in the sought-after Advent House development just off Great Ancoats Street, offers modern city living at its best. Fully furnished and featuring a stylish fitted kitchen, the apartment includes two spacious double bedrooms, each with an en suite bathroom. The property is double-glazed, ensuring a quiet and energy-efficient space filled with natural light. Situated just a ten-minute walk from Manchester Piccadilly station and the trendy Northern Quarter, the apartment is ideally located for commuters and city enthusiasts. Nearby amenities include coffee shops, gyms, and convenience stores, with a new tram stop just outside for added convenience. On-street parking is available, and the service charges are £660 quarterly with an annual ground rent of £150, making this a fantastic investment or home opportunity.

£250,000

**HILTONS ESTATES**