



Isaac Way | Manchester | M4 7ED

£250,000

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, and a 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.

- The apartment features a modern kitchen equipped with ample space
- Both bedrooms offer generous space for comfortable living.
- The open floor plan seamlessly connects the living, dining, and kitchen areas, perfect for modern li
- Situated within walking distance to amenities, including grocery stores, shops, and public transport
- Explore a variety of dining options just steps away from the apartment.



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements