



*Jordan fishwick*

Apt 2 Advent House, Block 1, M4 7EP  
£1,100 Per Calendar Month





## Advent House 2 Isaac Way M4 7EP

£1,100 Per Calendar Month



### The Property

**\*PLEASE NOTE - THE PROPERTY IS CURRENTLY UNDER BUILDING MAINTENANCE TILL WINTER 2024\***

Available Late June . A superb ground floor corner apartment in this popular development in Ancoats which is positioned for easy access to Piccadilly Station and the thriving pulse of Manchester's city centre. Entrance hallway with utility cupboard and built in double wardrobes, spacious lounge, stylish kitchen with a range of integrated appliances, master bedroom with en-suite wetroom, second double bedroom and a contemporary bathroom. Furnished. No parking. Tax Band C. EPC Rating C.


**\*VIDEO/ PHOTO OFFERS NOT ACCEPTED - PLEASE CALL TO BOOK A VIEWING\***





- LET AGREED
- Corner Aspect - Ground Floor Two Bed
- Large Living Room
- Fitted Kitchen
- Furnished
- Tax Band C
- EPC Rating C
- No Parking
- Close to City Centre



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>71</b>	<b>79</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	





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Offices at: Offices at Chorlton, Didsbury, Disley, Hale, Glossop, Macclesfield, Manchester Deansgate, Manchester Whitworth Street, New Mills, Sale, Wilmslow and Withington