





# Apt 20 Advent 2/3, 1 Isaac Way, Ancoats, Manchester, M4 7ED

EWS1 IN PLACE - Mortgage and cash buyers invited.

Jordan Fishwick are pleased to offer for sale this well presented two bedroom, two bathroom apartment on the 1st floor of Advent 2/3, part of the New Islington development by Artisan. Advent is a very popular building for the young professional given its central location, proximity to local parks, marinas and tram stop. The apartment is just a 15 minute walk from Manchester's buzzy Northern Quarter and from Manchester Piccadilly Station.

The apartment comprises of: entrance hall, open plan living room/kitchen, two bedrooms, (including a master with wet room) and a main bathroom. Lifts to all floors. No onward chain. There is access to outdoor space as the sliding doors open onto a communal courtyard.

## Price £200,000

### Viewing arrangements

Viewing strictly by appointment through the agent

245 Deansgate, Manchester, M3 4EN 0161 833 9499 opt 3

### Entrance Hall

Wooden flooring. Spotlights. Doors to all rooms. Electric heater. Intercom.

### Living Room/Kitchen

24'3" x 11'4"

Range of wall and base units with complimentary worktops over. Belfast sink with mixer tap. Integrated fridge/freezer and dishwasher. Cooker with hob and extractor. Wooden flooring. Spotlights and wall lights. TV and telephone point. Access to communal terrace. Wall mounted electric heater.

### Bedroom One

11'7" x 8'8"

Fitted carpet. Wall lights. Spotlights. Wall mounted electric heater. TV point. Access to ensuite.

### En-suite

Tiled wet room with low level w/c, sink with mixer tap. and mixer shower.

### Bedroom Two

13'3" x 8'7"

Fitted carpet. Wall lights. Spotlights. Wall mounted electric heater.

### Bathroom

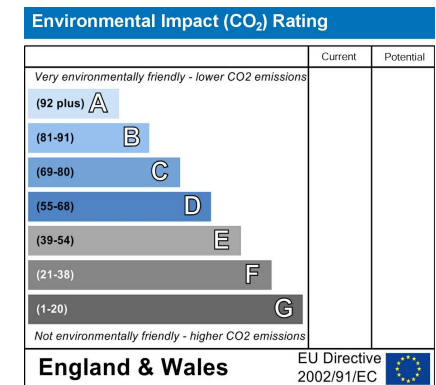
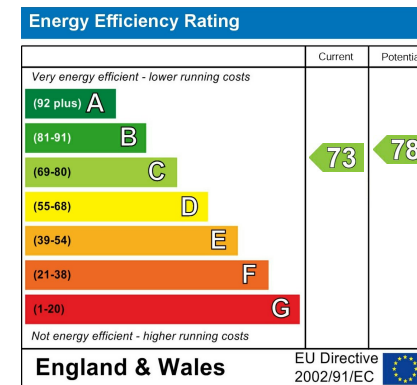
Bath with mixer shower over. Sink with mixer tap. Low level W/C.

### Externally

Lifts to all floors. Communal terrace.

### Additional Information

Service charges - £2632 per annum  
Ground rent - £150 per annum  
Lease - 250 years from 2007  
Managing agents - Urban Bubble







## 1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only.  
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