



Apt 9 Advent House, 2 Isaac Way, Ancoats, Manchester, M4 7EP

EWS-1 Form Available, Mortgage Buyers Welcome*

Jordan Fishwick are pleased to present this Two bedroom apartment, located on the ground floor of the Advent 1, which is part of the New Islington Development, its central location, proximity to local parks, marinas and tram stop. The apartment is just a 15 minute walk from Manchester's Northern Quarter and from Manchester Piccadilly Station.

The apartment comprises of: entrance hall, open plan living room/kitchen, the kitchen includes integrated appliances, oven/hob fridge freezer, two bedrooms, (including a master with wet room) and a main bathroom. Lifts to all floors. Parking is available with this property. No onward chain. There is access to a balcony space through the sliding doors in the lounge. No Chain

Price £200,000

Viewing arrangements

Viewing strictly by appointment through the agent

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

The Hallway

Entrance hallway leads to all rooms, including storage and hot water heater.

Lounge / Kitchen

13'8" x 24'8"

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 balcony. Wall mounted electric heater.

Bedroom One

13'6" x 8'9"

Fitted carpet. Wall lights. Spotlights. Wall mounted electric heater. Access to ensuite. Double Glazed Window.

Wet Room

4'11" x 5'4"

Fully Tiled Wet Room with Low Level W/C, Sink with mixer tap and mixer shower.

Bedroom Two

9'2" x 12'1"

Fitted carpet. Wall lights. Spotlights. Wall mounted electric heater. Double Glazed Window.

Bathroom

9'5" x 6'6"

Fully Tiled Bathroom with low level Hand wash basin, w/c and bath with mixer shower. Heated Towel Rail and spot lighting.

Externally

Access to communal courtyard. Access to lift. Parking Access.

Additional Information

Service Charges TBC

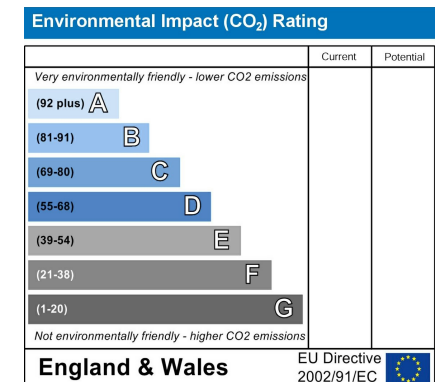
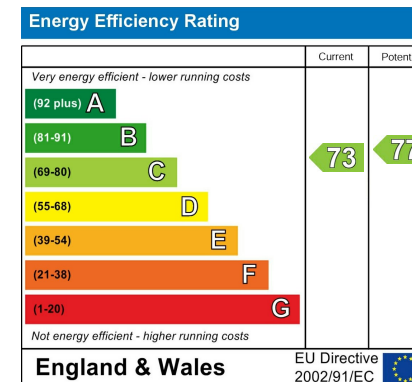
Lease 250 Years

Ground Rent £150 pa

Development Managed by Zenith

Agents Note

To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.





GROUND FLOOR



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