



208 ADVENT HOUSE 3 ISAAC WAY GREATER MANCHESTER, M4 7EF

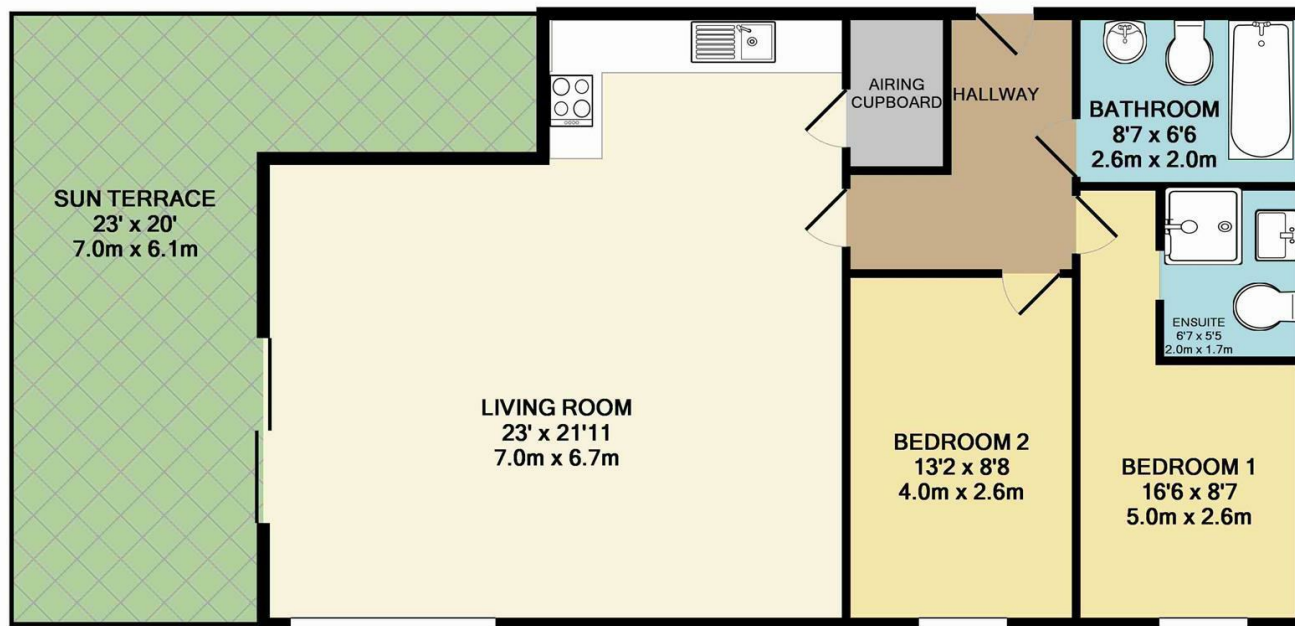
£200,000
LEASEHOLD

Located in advent House development, this stylish and spacious two-bedroom, two-bathroom apartment offers 843 sq ft of contemporary living in the heart of vibrant Ancoats.

Beautifully presented throughout, the property comprises a bright and welcoming reception room, a sleek modern kitchen with integrated appliances, two well-proportioned double bedrooms—including a master with en-suite—and a stylish main bathroom. A standout feature is the rare private underground parking space, offering added convenience in a central location.

Situated just moments from the picturesque marina and a short walk from the Northern Quarter, residents will enjoy easy access to an eclectic mix of cafes, restaurants, shops, and cultural hotspots. Excellent transport links are also close by, including the New Islington Metrolink and Manchester Piccadilly Station, making commuting in and out of the city a breeze.

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TOTAL APPROX. FLOOR AREA 843 SQ.FT. (78.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B	78	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these 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/tenants are advised to recheck the measurements

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