



2 Isaac Way | Manchester | M4 7EB

£1,400 PCM

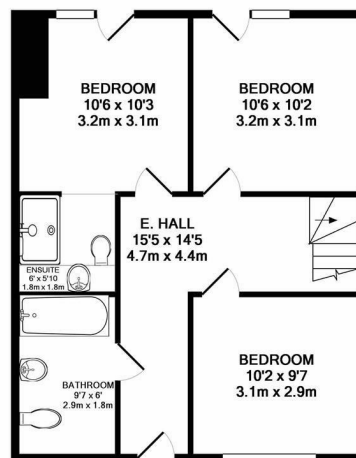


2 Isaac Way | Islington Wharf Manchester | M4 7EB £1,400 PCM

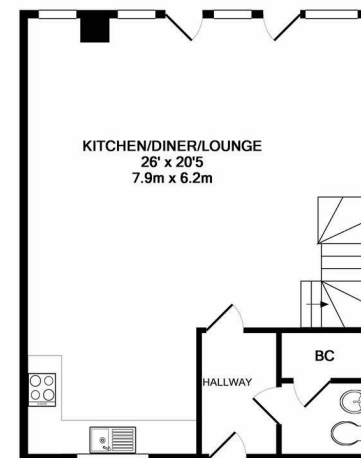
3 BED, FURNISHED WITH PARKING. A spacious, 3 bedroom duplex apartment on the 4th & 5th floors of the popular Advent House development. This exceptional city centre property, totalling 1,048 sq ft and furnished to a high standard, comprises; spacious open plan living and dining room through to fitted kitchen and large balcony overlooking courtyard, storage cupboard with toilet, stairs leading down to hall, master bedroom with en suite shower room, second bedroom, third bedroom and house bathroom with shower over bath. Further benefits include intercom, development concierge and parking. Located in an excellent city centre location close to the Northern Quarter, Ancoats and Piccadilly Station and only a short walk to the heart of the city centre.



- THREE DOUBLE BEDROOMS
- FURNISHED
- PARKING
- CONCIERGE
- STORAGE ROOM
- DUPLEX APARTMENT
- BATHROOM, EN SUITE & WC
- LARGE BALCONY
- SPACIOUS OPEN PLAN LIVING AND DINING ROOM
- ANCOATS LOCATION



GROUND FLOOR
APPROX. FLOOR
AREA 521 SQ.FT.
(48.4 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 527 SQ.FT.
(49.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 1048 SQ.FT. (97.3 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		
(81-91) B		
(69-80) C		78
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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