
ADVENT 2 & 3
RANGE ROVER
GB SBX

Apt 104 Advent 2/3, Isaac Way, Ancoats, Manchester, M4 7EE

We are pleased to present this Two bedroom apartment, located on the 3rd floor of the Advent 2/3, 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. There is access to a balcony space through the sliding doors in the lounge. No Chain. EWS-1 in place.

Price £175,000

Viewing arrangements
Viewing strictly by appointment through the agent
245 Deansgate, Manchester, M3 4EN 0161 833 9499 opt 3

Kitchen / Lounge
Wooden laminate flooring throughout, spot lighting, electric heater, two double glazed UPVC windows. The kitchen has integrated fridge / freezer, oven / hob, extractor fan, range of wall and base units including complimentary kitchen worktop, under cabinet lighting.

Bedroom Two
13'7" x 7'0"
Fitted carpets, spot lighting, electrical power sockets, double glazed UPVC window, access to wet room.

Wet Room
5'8" x 4'5"
Fully tiled, shower attachment with mixer, low level W.C, hand wash basin, fitted mirror, towel rail.

Bedroom One
Fitted carpets, spot lighting, electrical power sockets, double glazed UPVC window, access to wet room

Bathroom
6'4" x 9'5"
Part tiled bathroom, bath with glass shower screen, shower attachment with mixer, low level W.C, hand wash basin, fitted mirror, spot lighting.

Externally
Access to balcony through lounge.

Additional Information

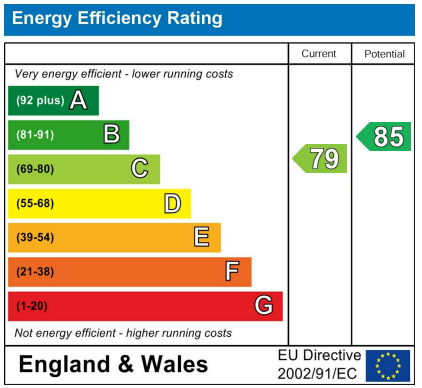
Service Charges - £2,635.72.
Lease- 250 Years From 2006
EPC Rating - C
Council Tax Band - C
Ground Rent £150.00
Building Management - Urban Bubble

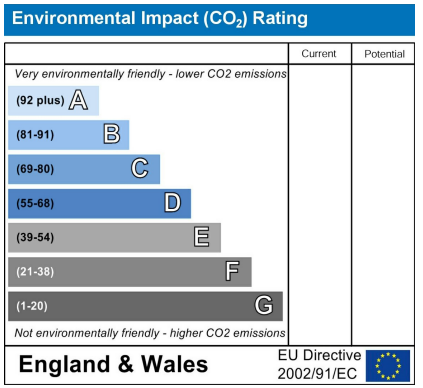
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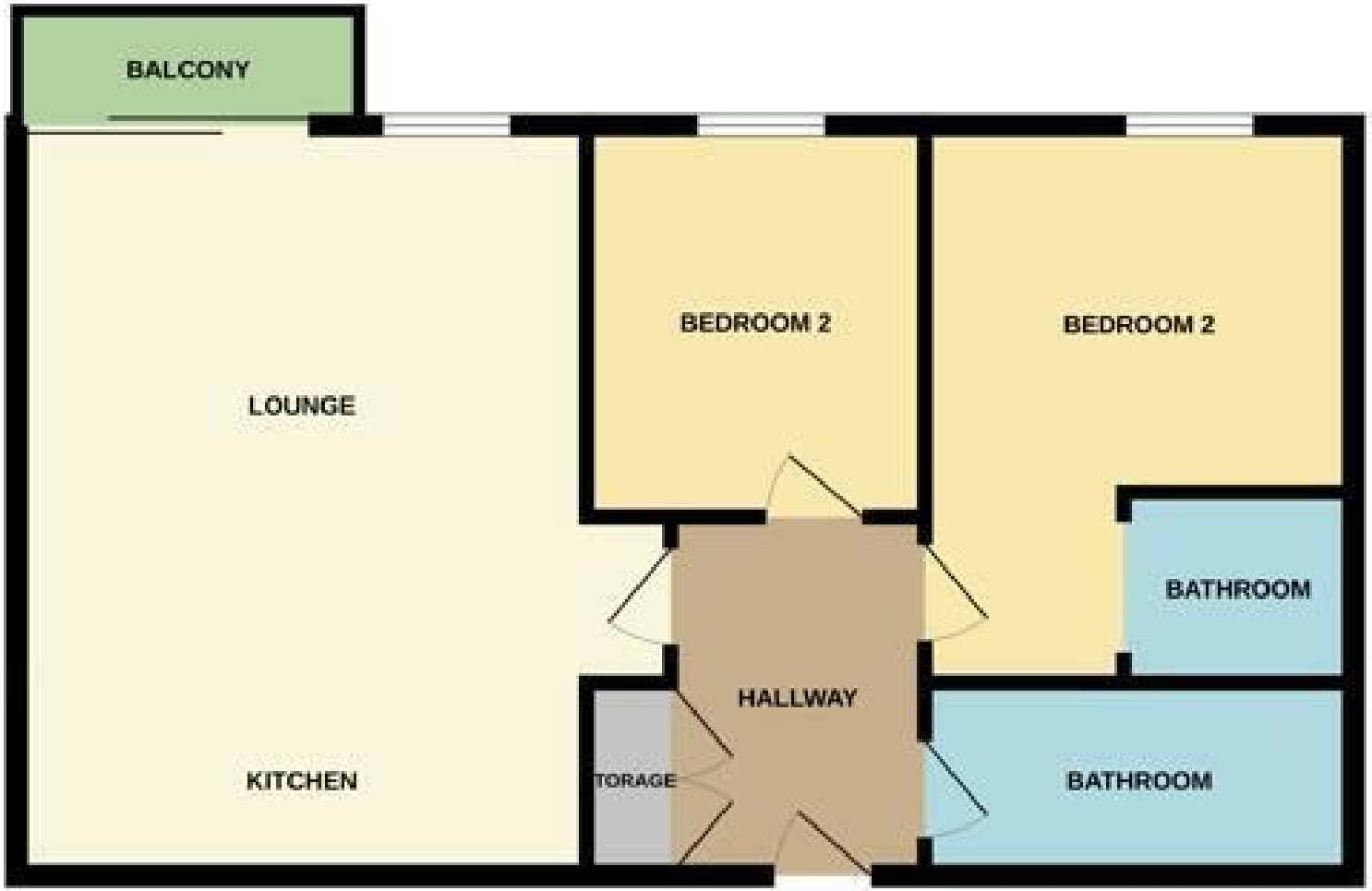
Email: manchester@jordanfishwick.co.uk











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