



# Apt 34 Advent House 1, 2 Isaac Way, Ancoats, Manchester, M4 7EP

We are pleased to present this Two bedroom apartment, located on the second 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. There is access to a balcony space through the sliding doors in the lounge. No Chain. Allocated Parking Included. EWS-1 in place. Section 20 on the property please ask agents for more information.

## Asking Price £210,000

### Viewing arrangements

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

#### Entrance Hallway

Leads to all rooms, storage with hot water tank, plumbing for washing machine.

#### Kitchen

13'3" x 7'3"

Range of wooden wall and base units with complimentary granite kitchen worktop, integrated fridge/ freezer, oven / hob, extractor fan, dishwasher, spot lighting, tiled splash back, under cabinet lighting.

#### Lounge

13'3" x 18'6"

Spacious lounge with access to balcony through French sliding doors, Wooden laminate flooring, spot lighting, electrical power sockets.

#### Bedroom One

12'11" x 9'2"

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

#### En-suite

5'8" x 4'5"

Fully tiled, shower attachment with mixer, low level W.C, hand wash basin, fitted mirror, towel rail.

#### Bedroom Two

13'7" x 5'6"

Fitted carpets, spot lighting, electrical power sockets, double glazed UPVC window

#### 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, allocated parking available.

### Additional Information

Service Charges - £2,810.44

Lease- 250 Years From 2006

EPC Rating - C

Council Tax Band - C

Ground Rent £150.00

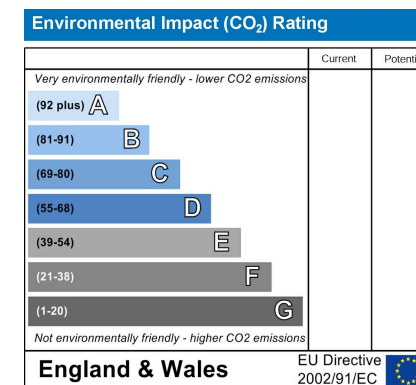
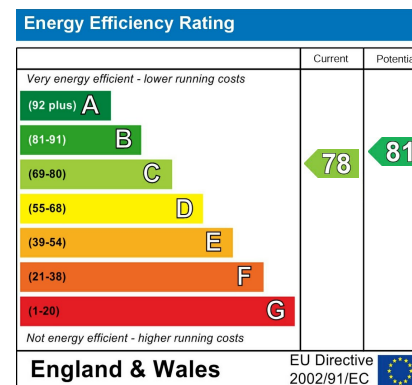
Building Managed By Stevenson Whyte

### Agents Notes

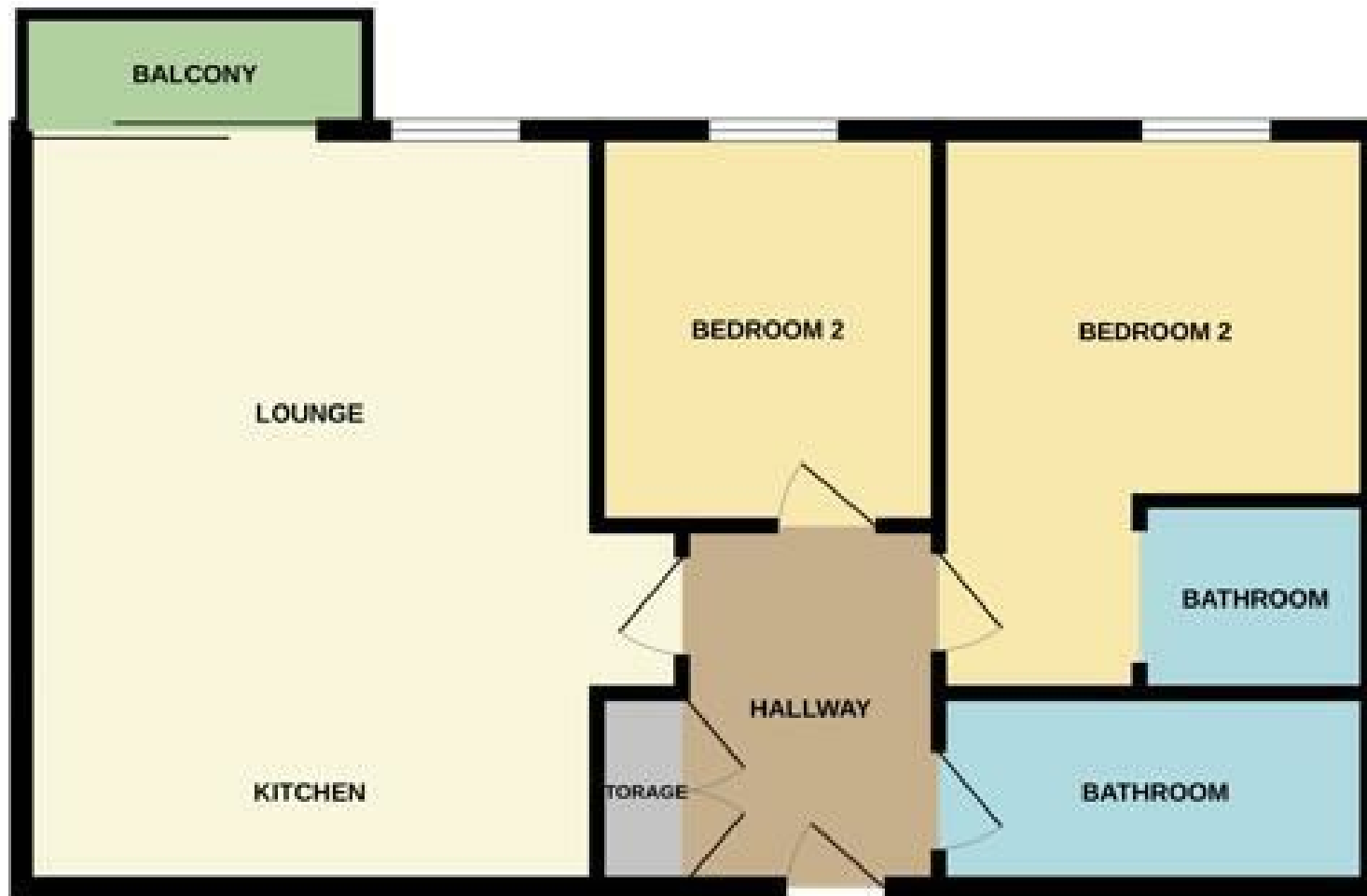
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245 Deansgate, Manchester, M3 4EN

0161 833 9499 opt 3

[manchester@jordanfishwick.co.uk](mailto:manchester@jordanfishwick.co.uk)

[www.jordanfishwick.co.uk](http://www.jordanfishwick.co.uk)

