



Apt 162 Advent 2, 1 Isaac Way, Ancoats, Manchester, M4 7EE

EWS1 IN PLACE - MORTGAGE BUYERS INVITED!

Jordan Fishwick are pleased to offer for sale this well presented two bedroom apartment, located on the 4th floor of Advent 2. This high specification apartment offers two double bedrooms, en-suite wet room, main bathroom and a secure allocated parking space. Within walking distance to the city centre, this apartment by Artisan benefits from a modern fully integrated kitchen with granite work surfaces and integrated appliances such as fridge/freezer, dishwasher and washer/dryer. SECURE PARKING INCLUDED! First time buyers or investors invited.

Price £189,000

Viewing arrangements

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

Entrance Hall

Wooden flooring. Doors leading to all rooms.

Living Room/Kitchen

23'9" x 11'5"

Range of wall and base units with complimentary worktops over. Integrated fridge/freezer, dishwasher, cooker with hob and extractor over. Belfast sink with mixer tap. Spotlights. Wooden flooring. Cupboard housing washing machine. Sliding doors leading to juliet balcony.

Bedroom One

11'7" x 8'8"

Fitted carpet. Access to wet room. Wall mounted electric heater.

Bedroom Two

13'3" x 8'9"

Fitted carpet. Wall mounted electric heater.

Wet Room/En-suite

Wet room style ensuite shower. Low level W.C. Mixer shower. Sink with mixer tap.

Bathroom

8'8" x 6'6"

Partially tiled. Bath with mixer shower over. Floating sink with mixer tap. Low level W/C.

Externally

Secure underground allocated parking. Lifts to all floors. Communal courtyard and gardens.

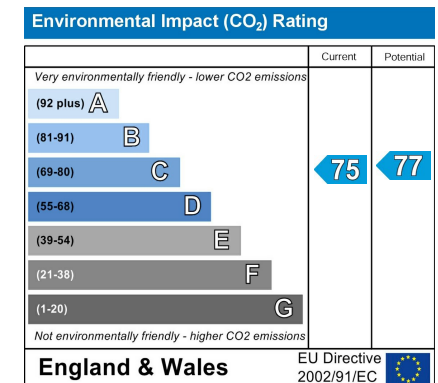
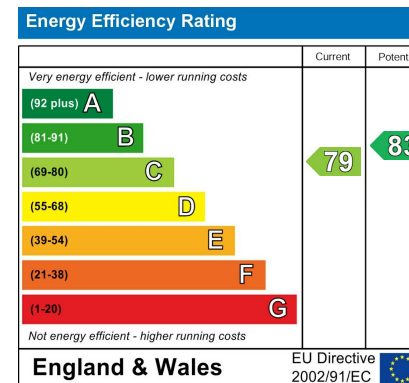
Additional Information

Service charges - £219.45 per month

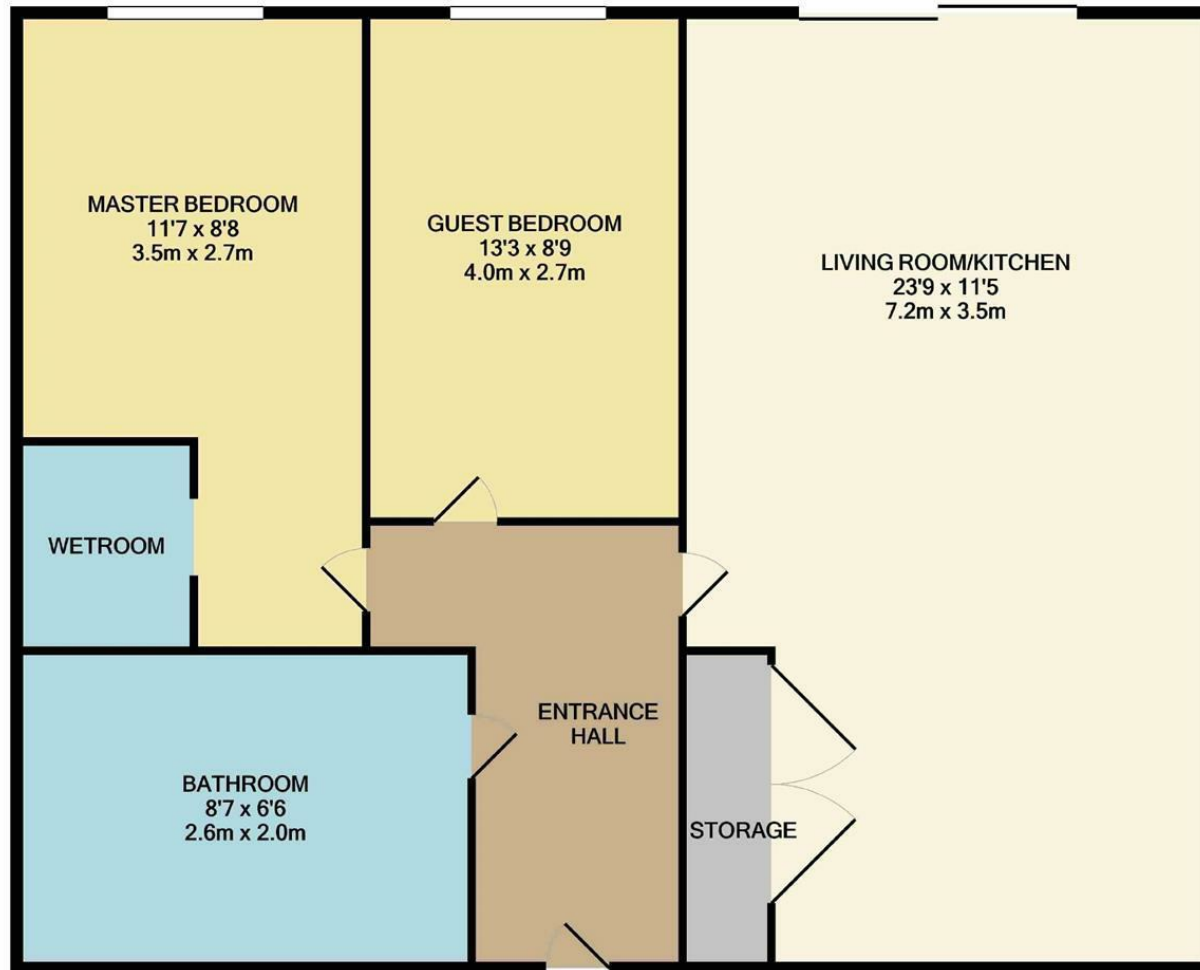
Buildings Insurance - £596 per annum (which may reduce once the cladding works now that the cladding works been completed)

Ground Rent - £150 per annum

Lease - 250 years from 2003







Measurements are approximate. Not to scale. Illustrative purposes only
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245 Deansgate, Manchester, M3 4EN

0161 833 9499 opt 3

manchester@jordanfishwick.co.uk

www.jordanfishwick.co.uk

