



# Apt 115 Advent 2, 1 Isaac Way, Ancoats, Manchester, M4 7EE

EWS1 IN PLACE - Mortgage and cash buyers invited.

Jordan Fishwick are delighted to present for sale this well presented two bedroom, two bathroom apartment on the 3rd floor of Advent 2.

Advent is a very popular building for young professionals given its central location and proximity to local parks, marinas and tram stop. The apartment is just a 15 minute walk from Manchester's buzzy Northern Quarter and from Manchester Piccadilly Station.

The apartment comprises of: entrance hall, open plan living room/kitchen with fitted appliances and access to the balcony, two bedrooms, (including a en-suite wet room) and a main bathroom. No onward chain.

## Price £195,000

### Viewing arrangements

Viewing strictly by appointment through the agent

245 Deansgate, Manchester, M3 4EN 0161 833 9499 opt 3

#### Entrance Hall

#### Living/Kitchen

23'9" x 11'5"

Range of wall and base units with worktops over. Sink with mixer tap. Cooker with hob and extractor over. Integrated fridge/freezer and washing machine. Cupboard housing water tank and washing machine. Laminate flooring. Wall mounted heater. Spotlights. Juliet balcony. TV and telephone point.

#### Master Bedroom

16'9" x 8'8"

Fitted carpet. Wall mounted heater. Spotlights and wall lights.

#### Wet Room

3'0" x 3'8"

Fully tiled. Low level w/c. Sink with mixer tap. Mixer shower.

#### Bedroom Two

8'6" x 5'6"

Double glazed window. Wall mounted heater. Spotlights and wall lights.

#### Bathroom

8'6" x 5'6"

Fully tiled. Bath with mixer shower over. Sink with mixer tap. Low level W/C. Heated towel rail. Tiled walls and floor.

#### Externally

There is a balcony off the living room

## Additional Information

Lease 250 Years from 2006

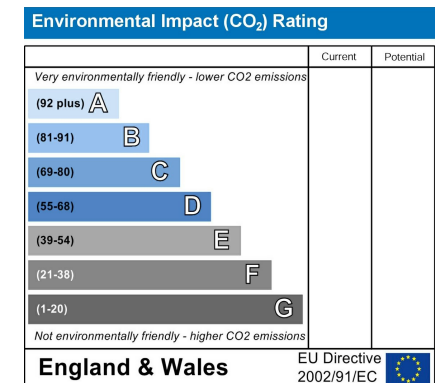
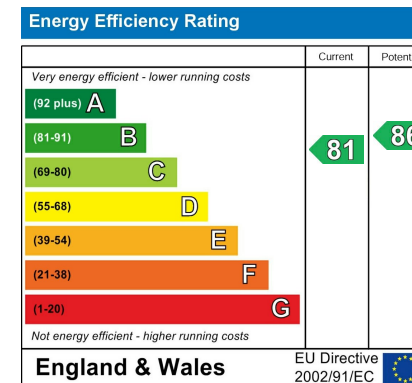
Service Charge £2633.440 per annum (including buildings insurance)

Ground Rent £150 per annum

Managing Agents Zenith

## Agents Notes

To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.







## GROUND FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only.  
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