



# Apt 202 Advent House 2, 1 Isaac Way, New Islington, Manchester, M4 7EF

\*AVAILABLE VIA MODERN AUCTION.\* Auction date - Live Now.

\*EWS1 IN PLACE\*

Jordan Fishwick are pleased to offer for sale this 5th floor apartment at Advent 2 in New Islington, which is a short distance from Piccadilly Station. The apartment comprises of entrance hall with laminate flooring, living room with sliding patio doors opening to the Juliet balcony, open with kitchen, two double bedrooms, master benefitting from en-suite wet room. There is also a main three piece bathroom suite with shower over the bath and tiled walls and floor. The apartment has been rented for many years and requires some minor renovation. NO ONWARD CHAIN.

## Auction Guide £140,000

### Viewing arrangements

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

#### Auctioneer Comments

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold). If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

#### Entrance Hall

Wooden flooring. Spotlights. Access to all rooms.

#### Living Room/Kitchen

23'9" x 22'9"

Range of wall and base units with worktops over. Integrated fridge/freezer, cooker with hob and extractor over. Sink with mixer tap. Wall mounted heater. Spotlights. TV and telephone points. Juliet balcony. Storage cupboard.

#### Bedroom One

11'5" x 8'5"

Fitted carpet. Wall mounted heater. Wall and spotlights.

#### En-suite

Tiled wet room. Low level w/c. Sink with mixer tap. Rainhead shower.

#### Bedroom Two

13'4" x 8'1"

Fitted carpet. Wall mounted heater. Wall and spotlights.

#### Bathroom

Low level w/c. Bath with mixer tap. Sink with mixer tap. Heated towel rail.

#### Externally

Lifts to all floors.

### Additional Information

Ground rent - £150 per annum  
Service charges - £2,633.44 per annum  
Lease - 250 years from 1 January 2003  
Council Tax Band C  
Management company - Urban Bubble

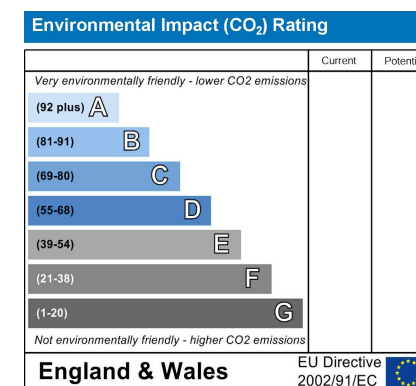
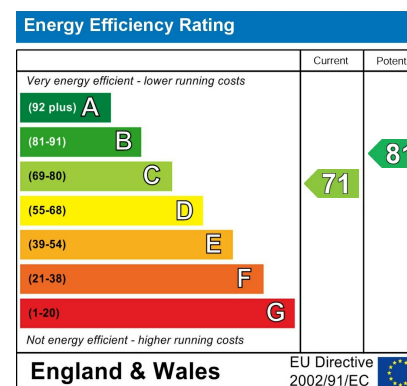
### Agent Note

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.

This property may come under a Non-qualifying leaseholders , these are owners who do not benefit from the leaseholder protections under the Building Safety Act 2022, meaning they can be held responsible for uncapped costs to fix unsafe cladding and fire safety defects in their buildings, as they own multiple properties. Please check with your lender prior to viewing.

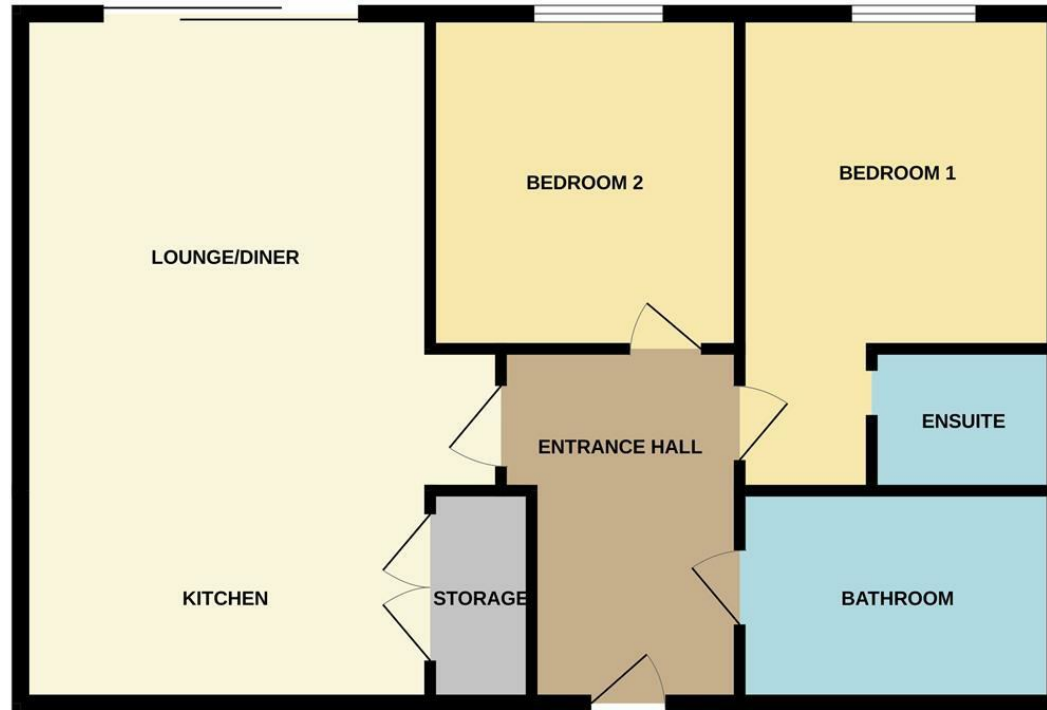
### Disclaimer

**IMPORTANT NOTE TO PURCHASERS:** The lease, ground rent and service charges should all be checked via the solicitors for clarification. We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only, and are not precise. If floor plans were included, these may not be to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us.





## 5TH FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only  
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These particulars are believed to be accurate but they are not guaranteed and do not form a contract. Neither Jordan Fishwick nor the vendor or lessor accept any responsibility in respect of these particulars, which are not intended to be statements or representations of fact and any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Any floorplans on this brochure are for illustrative purposes only and are not necessarily to scale.

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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)

