



**2 Bed  
Apartment  
located in**

**AiHOMES.**

# Modern 2B2B Apartment | Advent House | M4 |82125TP



£230,000

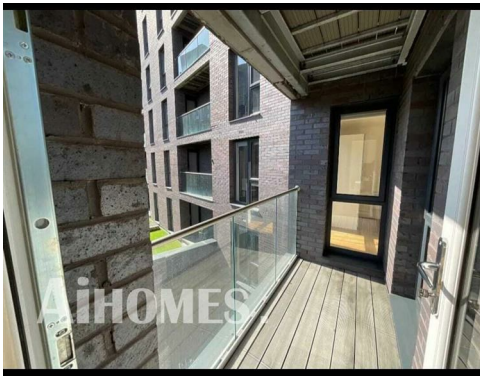
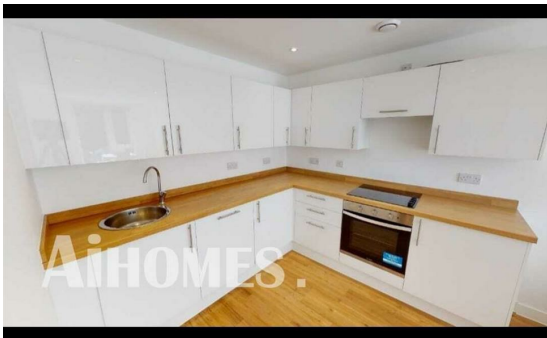
We are delighted to introduce this splendid two-bedroom, two-bathroom apartment located on the second floor of The Plaza, situated at 225TP 1 Advent Way. This modern residence, spanning 61 square feet, is an ideal investment opportunity, complete with an EWS1 certification in place.

The apartment boasts two generously sized bedrooms, perfect for comfortable living. The property comes fully furnished, featuring contemporary fittings that enhance its appeal. The fully equipped kitchen includes a dishwasher, making it both stylish and practical. The bathrooms are designed with modern aesthetics, ensuring a pleasant experience for residents.

Residents of The Plaza enjoy exclusive access to a range of on-site amenities, including a private gym, which promotes a healthy lifestyle, and secure underground parking for added convenience. The building is equipped with a fob entry system, ensuring secure access for all residents.

Conveniently located, this apartment is just a 10-minute stroll from Piccadilly Train Station and a mere 5 minutes from the New Islington Metrolink tram station, providing excellent transport links. Additionally, it offers easy access to major motorways, including the M62, M56, and M602, as well as proximity to Manchester Airport.

The property is leasehold with an impressive 232 years remaining, and the financial details are as follows: a ground rent of £350 per







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**EPC Rating:**  
**Council Tax Band: C**

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**CONTACT**

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