

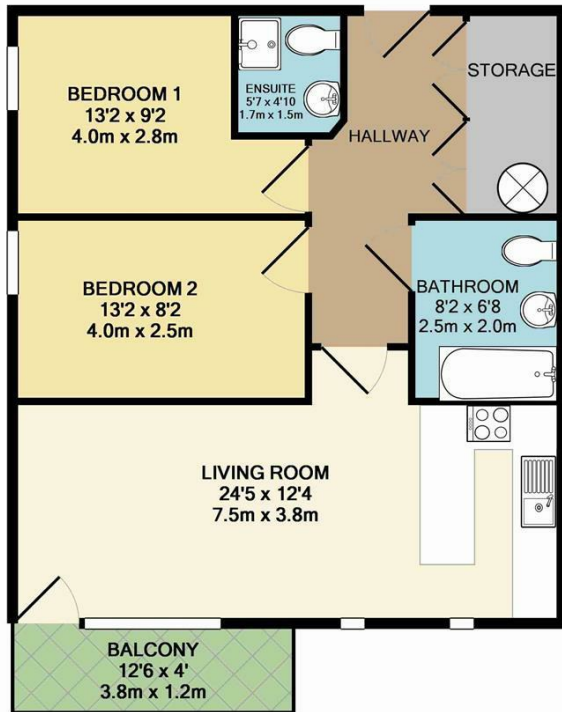


**91 ADVENT HOUSE 1 2 ISAAC WAY
MANCHESTER, M4 7EP**

£1,350 PCM

ANOTHER BUCKLEY FRAYNE STUNNING PROPERTY. Spacious two bedroom apartment located in desirable Ancoats/New Islington area of the city. The apartment is located on the second floor and briefly comprises: large open plan living area open to a luxury fully fitted kitchen with dishwasher and a large balcony, two large double bedrooms, one with en suite wet room and a further main bathroom. Secure underground parking space. Great location with easy access to North and South Manchester and a 5 minute walk to Piccadilly Train Station. Fully Furnished, Available 07/09/2026

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TOTAL APPROX. FLOOR AREA 666 SQ.FT. (61.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		79	84
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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