jordan fishwick

Apt 34 Advent House 1, 2 Isaac Way, Ancoats, Manchester, M4 7EP

We are pleased to present this Two bedroom apartment, located on the first floor of the Advent 1, which is part of the New Islington Development, its central location, proximity to local parks, marinas and tram stop. The apartment is just a 15 minute walk from Manchester's Northern Quarter and from Manchester Piccadilly Station.

The apartment comprises of: entrance hall, open plan living room/kitchen, the kitchen includes integrated appliances, oven/hob fridge freezer, two bedrooms, (including a master with wet room) and a main bathroom. Lifts to all floors. There is access to a balcony space through the sliding doors in the lounge. No Chain. Allocated Parking Included. EWS-1 in place. Section 20 on the property please ask agents for more information.

Asking Price £200,000

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

Entrance Hallway
Leads to all rooms, storage with hot water tank, plumbing for washing machine.

Kitchen
13'3" x 7'3"
Range of wooden wall and base units with complimentary granite kitchen worktop, integrated fridge/ freezer, oven / hob, extractor fan, dishwasher, spot lighting, tiled splash back, under cabinet lighting.

Lounge
13'3" x 18'6"
Spacious lounge with access to balcony through French sliding doors, Wooden laminate flooring, spot lighting, electrical power sockets.

Bedroom One
12'11" x 9'2"
Fitted carpets, spot lighting, electrical power sockets, double glazed UPVC window, access to wet room

En-suite
5'8" x 4'5"
Fully tiled, shower attachment with mixer, low level W.C, hand wash basin, fitted mirror, towel rail.

Bedroom Two
13'7" x 7'0"
Fitted carpets, spot lighting, electrical power sockets, double glazed UPVC window

Bathroom
6'4" x 9'5"
Part tiled bathroom, bath with glass shower screen, shower attachment with mixer, low level W.C, hand wash basin, fitted mirror, spot lighting.

Externally
Access to balcony through lounge, allocated parking available.

Additional Information

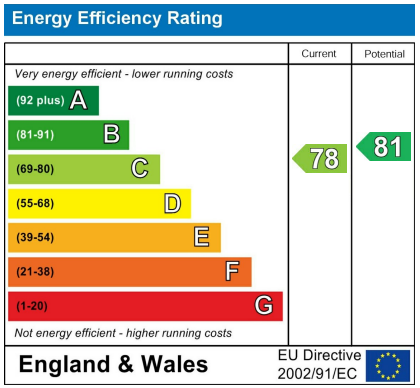
Service Charges - £2,810.44
Lease- 250 Years From 2006
EPC Rating - C
Council Tax Band - C
Ground Rent £150.00
Building Managed By Stevenson Whyte

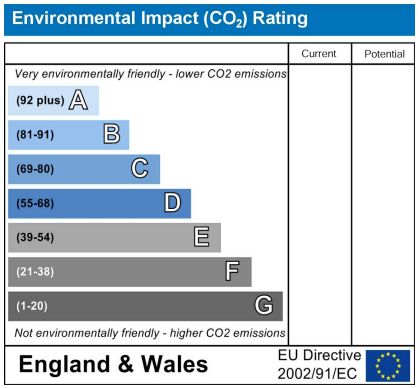
Agents Notes

.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

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 where 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.





Email: manchester@jordanfishwick.co.uk

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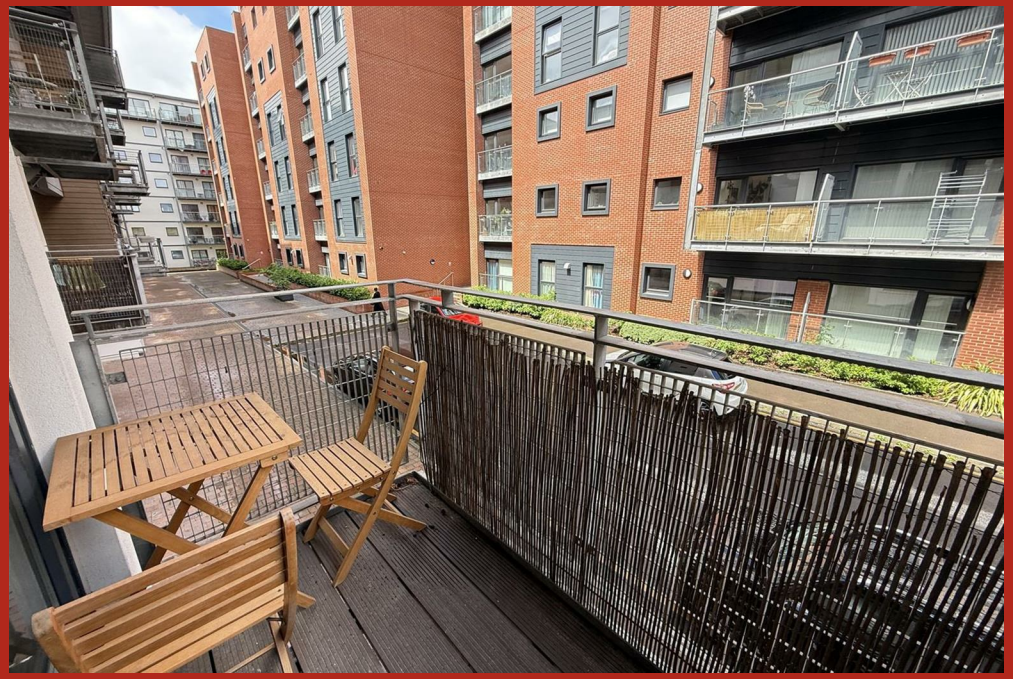
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