jordan fishwick

Apt 16 The Cube, 2 Advent Way, Ancoats, Manchester, M4 7LH

Welcome to this immaculate two bedroom apartment on the fourth floor of the Cube development, Ancoats. The property briefly comprises of a spacious lounge and kitchen with integrated appliances. Two double bedrooms with the master including a modern en-suite and there is also a contemporary family sized bathroom. The property also benefits from an allocated parking space. No Chain. Mortgage Buyers Welcome. B1 EWS-1 Rating

Asking Price £220,000

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

The Building
Ancoats is renowned for its rich history and thriving community, offering a variety of local amenities, including trendy cafes, restaurants, and shops. The area is well-connected, making it easy to explore the wider city and beyond.

This apartment presents an excellent opportunity to embrace contemporary urban living in one of Manchester's most sought-after neighbourhoods. Whether you are looking to invest or find your new home, this property is sure to impress. Do not miss the chance to make this lovely apartment your own.

Kitchen / Lounge
22'7" x 10'9"
Wooden laminate flooring throughout, spot lighting, electric heater, two double glazed UPVC windows. The kitchen has integrated fridge / freezer, oven / hob, extractor fan, range of wall and base units including complimentary kitchen worktop, under cabinet lighting.

Bedroom One
11'9" x 9'6"
Fitted carpets, electrical power sockets, electric heater, double glazed UPVC window, lamp lighting.

Bathroom
7'10" x 7'2"
Bath with mixer and rain attachment, spot lighting, Low level W.C, hand wash basin.

Bedroom Two
15'8" x 10'2"
Lamp lighting, fitted laminate flooring, electrical power sockets, electric heater, double glazed UPVC window.

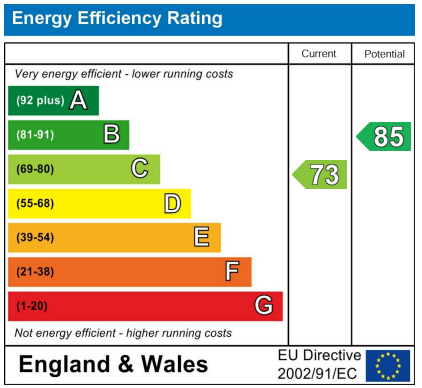
En-Suite
5'2" x 4'11"
Enclosed shower cubicle, spot lighting, low level W.C, hand wash basin,towel rail.

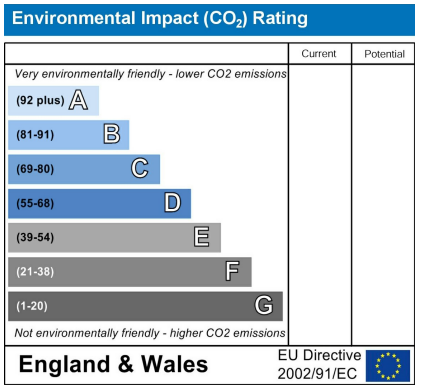
Externally
Allocated parking space available.

Additional Information
Ground rent - £410.00
Service charges - £3,047.04
Lease - 250 years from 2003
Council Tax Band- C
EPC Rating - C
Managing agent - Complete Management Property Solutions

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.

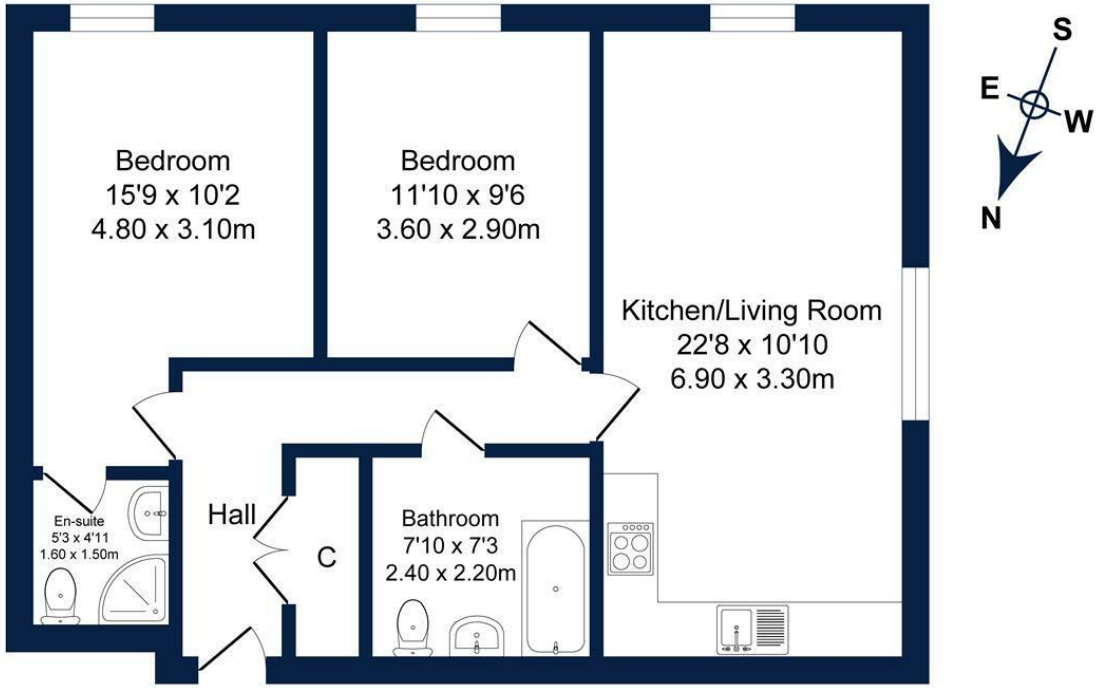




The Cube, Manchester

Total Approx. Floor Area 706 Sq.ft. (65.6 Sq.M.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



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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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