



£220,000

Advent 3, 1 Isaac Way, Manchester, M4 7EE



 **2**  
Bedrooms

 **2**  
Bathrooms

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C & R City are delighted to present this exceptional two-bedroom apartment, situated on the fourth floor of Advent 3, part of the highly regarded New Islington development by Artisan. Designed with modern city living in mind, the spacious open-plan kitchen, dining and living area is flooded with natural light thanks to floor-to-ceiling glazing and direct access to an impressive wraparound corner balcony, an ideal space for relaxing, entertaining or enjoying elevated views across the surrounding area. The sleek, fully integrated kitchen is fitted with a range of modern appliances, including a fridge/freezer, oven, hob, dishwasher and extractor hood, offering both style and practicality. There are two generously proportioned double bedrooms, with the master bedroom benefiting from a stylish en-suite wet room and a three piece bathroom suite. Further benefits include a secure underground parking space, lift access to all floors, and the added benefit of well presented communal gardens.



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Located in the heart of the ever-popular Ancoats district, Advent 3 enjoys an enviable position within one of Manchester's most vibrant and sought-after neighbourhoods. Renowned for its rich industrial heritage and thriving community, Ancoats offers an outstanding selection of independent cafés, award-winning restaurants, bars and local amenities, all within easy walking distance. Manchester city centre, New Islington Marina and excellent transport links are also close by, making this an ideal location for professionals and those seeking the very best of city living.

Offering stylish accommodation, superb outdoor space and an outstanding location, this apartment presents a fantastic opportunity to secure a home in one of Manchester's most desirable developments.

**Entrance Hall** *3.10m x 1.85m (10' 2" x 6' 1")*

A welcoming entrance hall with wood laminate flooring, recessed spotlights and a wall-mounted electric heater. Providing access to all principal rooms.

**Open Plan Living Area** *7.37m x 3.58m (24' 2" x 11' 9")*

A bright and spacious open-plan living area, perfectly suited to modern city living. Occupying a desirable corner position, the room benefits from dual-aspect glazing and twin patio doors opening onto the impressive wraparound balcony, allowing an abundance of natural light to flood the space. The contemporary kitchen is fitted with a comprehensive range of wall and base units complemented by work surfaces over, an inset sink with mixer tap, integrated oven, hob and extractor hood, as well as an integrated fridge/freezer and dishwasher. A useful utility cupboard houses the hot water system and washing machine. Finished with wood laminate flooring, recessed spotlights, a wall-mounted electric heater, and TV and telephone points.

**Master Bedroom** *5.12m x 2.65m (16' 10" x 8' 8")*

A well-proportioned double bedroom featuring a double-glazed window, fitted carpet, wall-mounted electric heater, recessed spotlights and attractive wall lighting. The room benefits from access to an en-suite.

**En-Suite** *1.70m x 1.62m (5' 7" x 5' 4")*

A modern, fully tiled wet room comprising a walk-in shower, wash hand basin and low-level WC.

**Bedroom Two** *4.06m x 2.79m (13' 4" x 9' 2")*

A generous second double bedroom with a double-glazed window, fitted carpet, wall-mounted electric heater, recessed spotlights and wall lighting, making it ideal as a guest room, home office or additional bedroom.

**Bathroom** *2.64m x 1.98m (8' 8" x 6' 6")*

A stylish, fully tiled bathroom fitted with a contemporary three-piece suite comprising a panelled bath with mixer shower over, wash hand basin with mixer tap and low-level WC. The room is further enhanced by a heated towel rail and tiled flooring.

**Externally**

One of the apartment's standout features is its generous wraparound corner balcony, offering an excellent outdoor entertaining space with views of the surrounding

area.

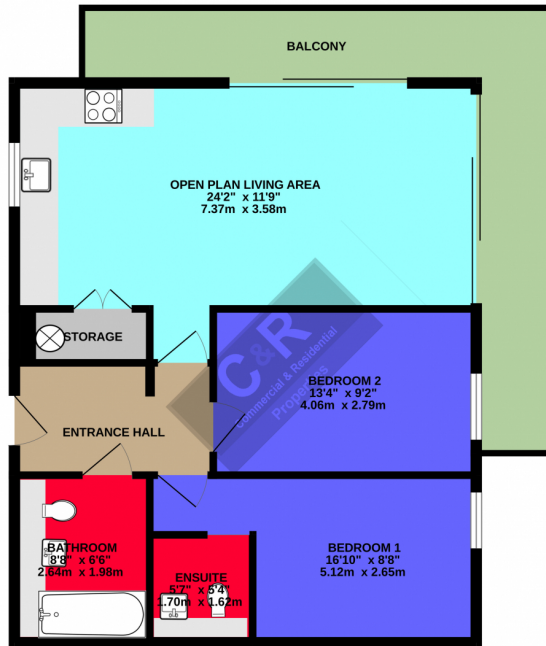
**General Information**

226 years remaining on the lease. Service charge £2600 per annum. Ground rent: £200 per annum. Building Management is Urban Bubble. Council Tax Band: C.

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FOURTH FLOOR



C & R PROPERTIES



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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