



Apt 104 Advent 2/3, Isaac Way, Manchester, M4 7EE

We are pleased to present this Two bedroom apartment, located on the 3rd floor of the Advent 2/3, 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. EWS-1 in place.

Price £187,500

Viewing arrangements

Viewing strictly by appointment through the agent

245 Deansgate, Manchester, M3 4EN 0161 833 9499 opt 3

Kitchen / Lounge

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 Two

13'7" x 7'0"

Fitted carpets, spot lighting, electrical power sockets, double glazed UPVC window

Wet Room

5'8" x 4'5"

Fully tiled, shower attachment with mixer, low level W.C, hand wash basin, fitted mirror, towel rail.

Bedroom One

Fitted carpets, spot lighting, electrical power sockets, double glazed UPVC window, access to wet room

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.

Additional Information

Service Charges - £2,635.72.

Lease- 250 Years From 2006

EPC Rating - C

Council Tax Band - C

Ground Rent £150.00

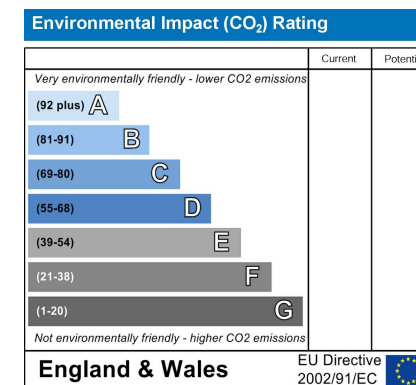
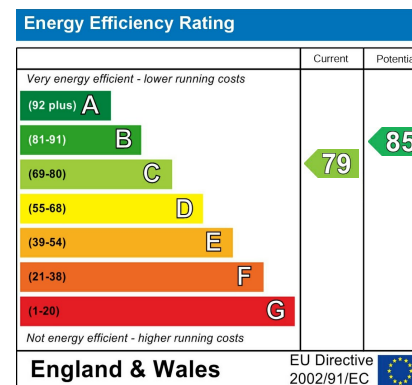
Building Management - Urban Bubble

Agents Notes

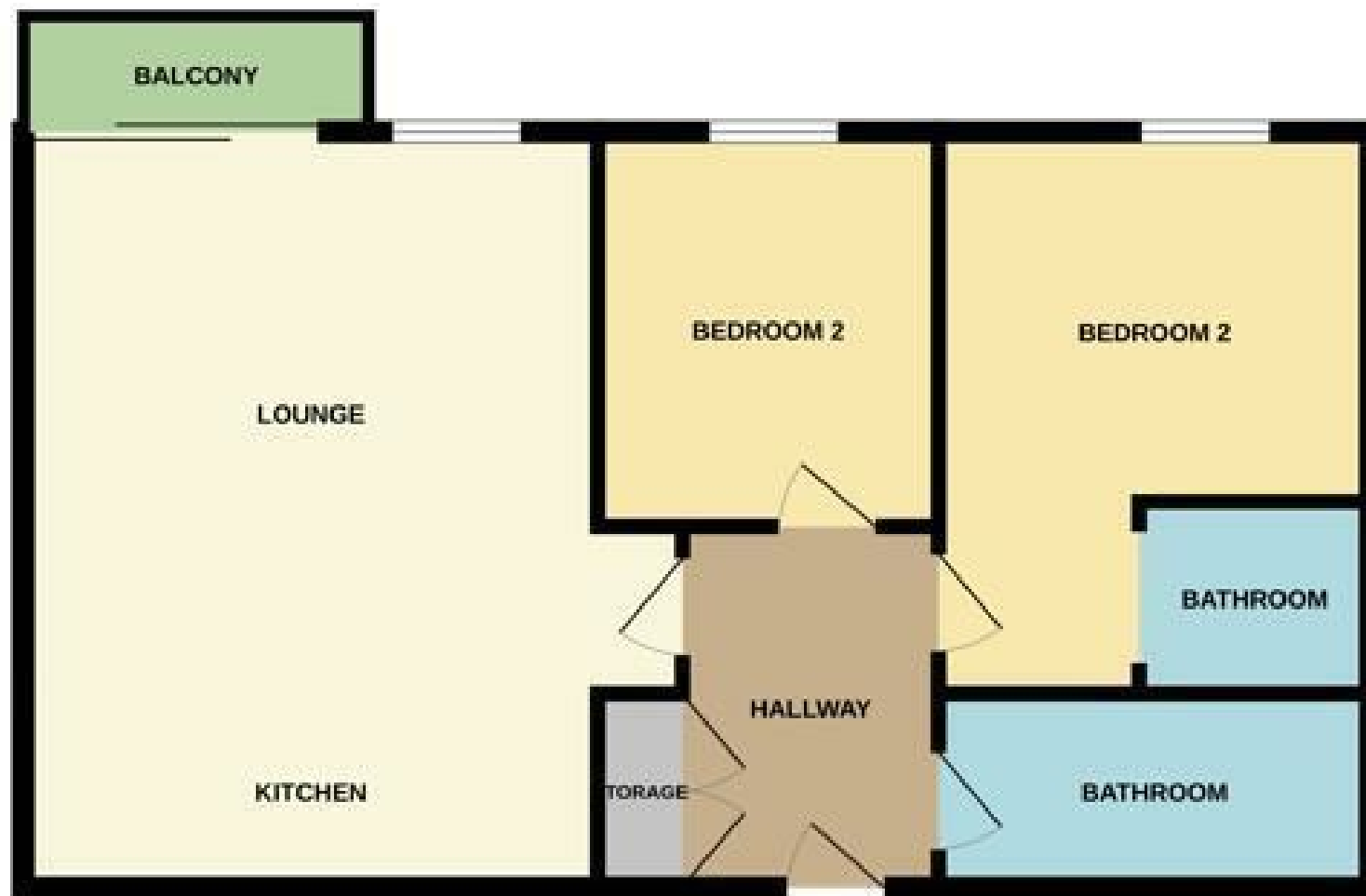
.To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask 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 were 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.







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.

Offices at: Chorlton, Didsbury, Disley, Hale, Glossop, Macclesfield, Manchester Deansgate, Manchester Whitworth Street, New Mills, Sale, Wilmslow and Withington

245 Deansgate, Manchester, M3 4EN

0161 833 9499 opt 3

manchester@jordanfishwick.co.uk
www.jordanfishwick.co.uk

