



*Jordan fishwick*

Apt 120 Advent House Block 1, 2 Isaac  
£925 Per Calendar Month



## Advent House Block 1 Ancoats M4 7EB

£925 Per Calendar Month



### The Property

**\*PLEASE NOTE - THE BUILDING IS CURRENTLY UNDERGOING MAINTENANCE. THEREFORE, DISRUPTIONS WILL OCCUR DURING TENANCIES\***


Available NOW. This third floor open plan one bedroom apartment is located in the popular Advent House development in Ancoats, is only 5 minutes away from New Islington Tram Stop, Offers Laminate flooring and electric wall heaters. Entrance hall, large living area with fully fitted kitchen including oven, hob, dishwasher, fridge and freezer. Balcony off the living room. Double bedroom and three piece bathroom suite with shower over and utility room. Furnished. Council Tax band B. No pets. No Parking included. EPC Rating C.

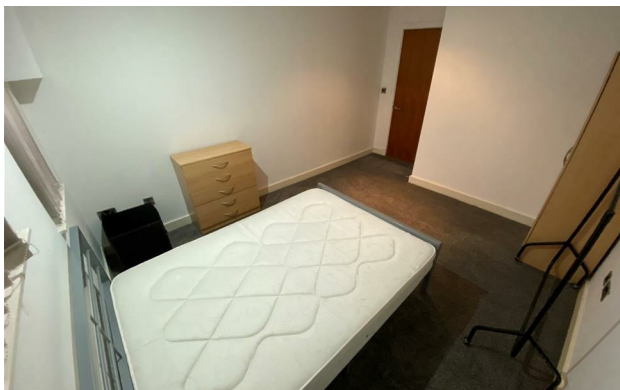
**\*VIDEO/ PHOTO OFFERS NOT ACCEPTED - PLEASE BOOK AN INPERSON VIEWING\***



- Available Now
- One Bedroom
- Furnished
- Popular Location
- No Parking
- Council Tax Band B
- Close to City Centre
- EPC Rating C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>	<b>79</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	





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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