



Apt 35 Advent House, 2 Isaac Way, Ancoats, Manchester, M4 7EP

This stunning example of a recently updated and improved two bedroom 1st floor apartment is located in Ancoats with easy access to the City Centre. Entrance hallway with ample storage space, corner living/kitchen with floor to ceiling windows, balcony and wooden flooring. The updated modern fitted kitchen has fridge & freezer, dishwasher, oven, hob and extractor hood. The master bedroom is bright with having two windows and the wet room has also been updated with modern tiling and fixtures. Good size 2nd bedroom. The spacious bathroom has a shower attachment over the bath, stand alone sink unit and w.c. Tiled walls and floor. With the balcony off the living room and undercroft gated parking, this apartment has a lot to offer. EWS-1 due in May 2024. The modernisation of the communal courtyards are currently underway and have already been funded.

Price £260,000

Viewing arrangements

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

Entrance Hall

spacious hallway with three double cupboards for storage and housing washing machine. Wooden flooring, entry phone system, doors to-

Living/Kitchen

24'4" x 12'9"

Beautiful corner room with floor to ceiling windows and door leading onto the balcony. The updated kitchen comes with fridge/freezer, dishwasher, oven, hob and extractor. Tiled splashbacks and ornate vertical electric heater. Wooden flooring

Master Bedroom

12'3" x 10'8"

A bright bedroom with its two windows and laminate flooring, electric heater.

Wet Room

4'2" x 5'2"

Upgraded wet room with tiling on the walls and floor, sanitary ware and lighting.

Bedroom Two

8'2" x 13'3"

Double glazed window, laminate flooring and electric heater.

Bathroom

5'4" x 8'0"

This spacious bathroom has been improved with new bath and shower attachment, freestanding wash hand basin, w.c, tiled walls and floor. Spot lights.

Externally

Balcony off the living room and undercroft gated parking space.

Additional Information

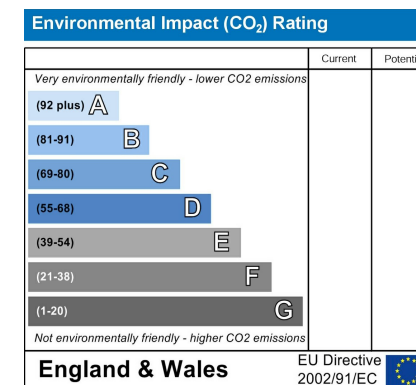
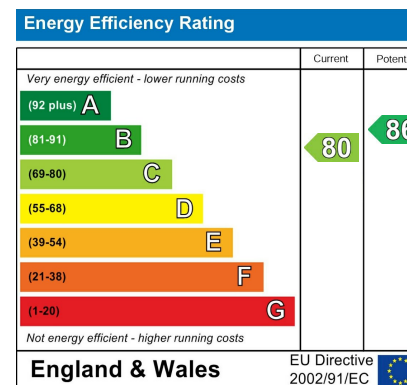
Lease 250 Years from 2006

Service Charge £2150 pa. Additional one off cost for courtyard repairs of £7,674.10p This has been paid in full by the current owner.

Ground Rent £150 pa

Managing Agents Urban Bubble

Pets Allowed subject to approval





GROUND FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
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