



# Apt 223 Advent 2, 1 Isaac Way, Ancoats, Manchester, M4 7EF

Jordan Fishwick are pleased to offer for sale this well presented TWO BEDROOM TWO BATHROOM 6th floor apartment at Advent 2, New Islington. The apartment is well located just a 5 minute walk from New Islington tram stop which is 1 stop away from Piccadilly, giving the lucky buyer great connections locally and afar. The apartment itself briefly comprises: entrance hall, open plan kitchen/living room with Juliet balcony, two double bedrooms, master with en-suite shower room and well appointed bathroom. Rented until July at £1000 PCM.

\*Cladding works due to finish in the very near future, we have been informed that the works were funded via the governments Building Safety Fund/or Developer Pledge. Mortgage buyers may be accepted using the 6 big lenders until the EWS1 is issued, please discuss with your mortgage advisor/the branch\*.

## Price £180,000

### Viewing arrangements

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

#### Entrance Hall

Laminate flooring. Spotlights.

#### Living Room/Kitchen

23'11" x 11'3"

Range of base units with worktop over. Integrated fridge/freezer, dishwasher, cooker with hob and extractor over. Sink with chrome mixer tap. Storage cupboard. TV/Telephone point. Wall mounted electric heater. . Sliding door to Juliet balcony.

#### Bedroom One

11'5" x 8'6"

Fitted carpet. Wall and spotlights. Wall mounted heater. Sliding door to Juliet balcony.

#### En-suite

Low level w.c. Sink with mixer tap. Shower with mixer shower.

#### Bedroom Two

13'2" x 8'7"

Fitted carpet. Wall and spotlights. Wall mounted heater. Sliding door to Juliet balcony.

#### Bathroom

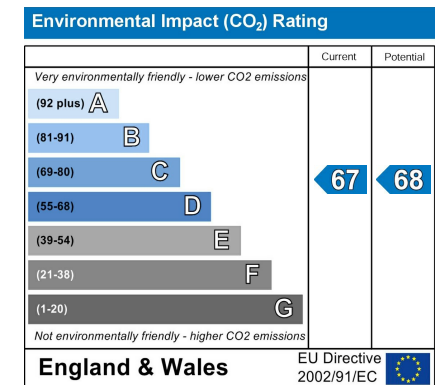
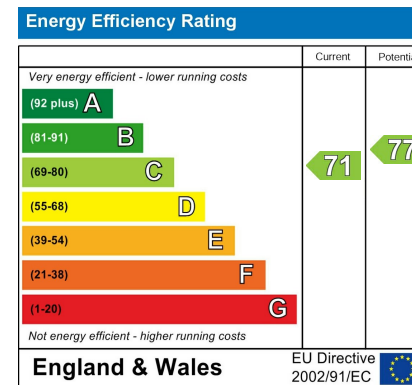
Bath with mixer shower over. Sink with mixer tap. Low level W/C. Heated towel rail.

#### Externally

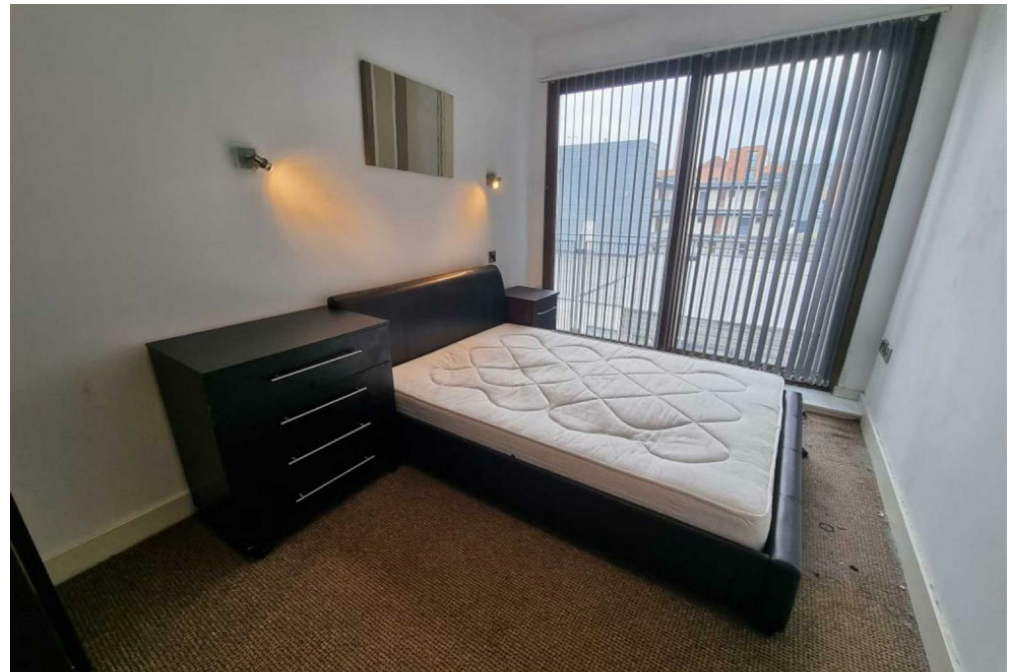
Lifts to all floors. Communal courtyard.

#### Additional Information

Lease 250 Years from 2003  
 Service Charge £658 per quarter  
 Ground Rent £150 pa







## 6TH (TOP) FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only.  
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