



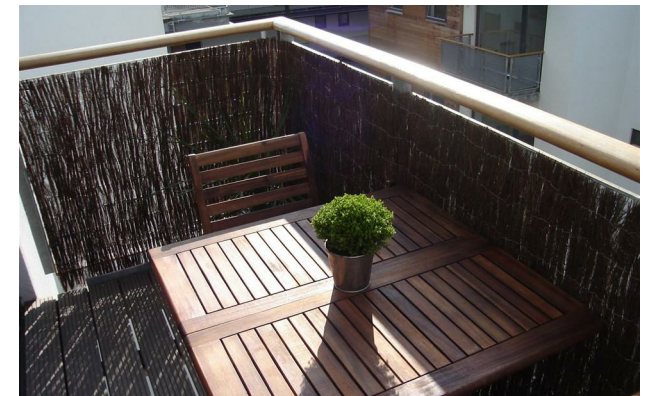
*Jordan fishwick*

Apt 126 Advent Block 1, 2 Isaac Way, M4  
£950 Per Calendar Month



## Advent Block 1 Ancoats M4 7EB

£950 Per Calendar Month



### The Property

**\*PLEASE NOTE - BUILDING MAINTENANCE IS STILL OCCURING ON THE BUILDING TILL LATE 2024\***

Available Late May. This third floor open plan one bedroom apartment is located in the popular Advent House development in Ancoats. 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. Secure Parking. Council Tax Band B. No pets. EPC rating D. REPOSIT (Zero Deposit) option available on this property.

**\*VIDEO/PHOTO OFFERS ARE NOT ACCEPTED - PLEASE BOOK AN IN PERSON VIEWING\***

- LET AGREED
- Third Floor
- Furnished
- Balcony (Restricted Access)
- Secure Parking
- Popular Location
- Council Tax Band B
- EPC Rating D
- Building maintenance occurring



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>64</b>	<b>71</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	



Available with  
**Reposit**  
 No deposit needed



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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