



*jordan fishwick*

Apt 218 Advent 2/3, 1 Isaac Way, M4 7EF  
£1,200 Per Calendar Month



## Advent 2/3 Ancoats M4 7EF

£1,200 Per Calendar Month



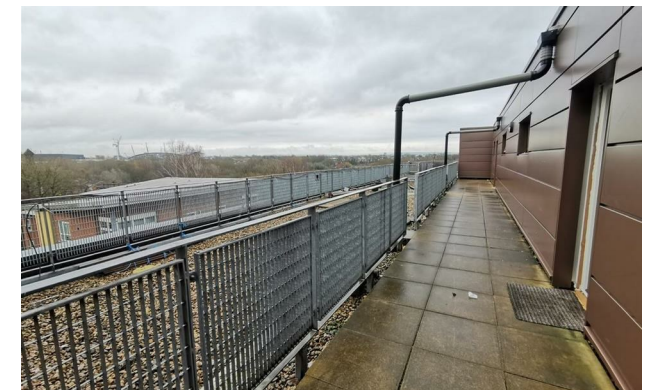
### The Property

**\*PLEASE NOTE - THE PROPERTY IS CURRENTLY UNDER BUILDING MAINTENANCE AND IS DUE TO COMPLETE BY FEBRUARY 2024\***

Available Now. Top Floor large two double bedroom apartment in the popular Advent development in Ancoats, a short walk to the City Centre while boasting excellent transport links out of Manchester. The apartment comprises of entrance hallway with engineered wooden flooring which runs through to the open plan living area. There is a well equipped kitchen with integrated appliances including dishwasher. From the living area there are sliding patio doors leading to the decked balcony which faces over the building's interior courtyard. There are two good sized bedrooms, the master having a 'wet room'. There is a large granite tiled bathroom with bath and shower. The property is furnished and also benefits from a secure parking space in the building.

Tax Band C. EPC Rating E.

**\*VIDEO/ PHOTO OFFERS NOT ACCEPTED - PLEASE CALL TO BOOK A VIEWING\***



- LET AGREED
- Top Floor Apartment
- Two Double Bedrooms - Furnished
- Ancoats Location
- Tax Band C
- EPC Rating E
- Close to City Centre
- Underground Parking



| 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>                            |                            |           |
| (39-54) <b>E</b>                            | 53                         | 59        |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>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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