



*Jordan fishwick*

Apt 34 Advent Block 3, 1 Isaac Way, M4  
£1,250 Per Calendar Month



## Advent Block 3 Ancoats M4 7ED

£1,250 Per Calendar Month



### The Property

**\*PLEASE NOTE - THERE IS STILL BUILDING MAINTENANCE OCCURING IN THE COMMUNAL AREA\***

Available Mid July. This upper ground floor open plan two bedroom apartment is located in the Advent House development. Laminate flooring and electric wall heaters. Entrance hall, large living area with fully fitted kitchen including oven, hob, dishwasher, fridge and freezer. Two double bedrooms master having en-suite wet room and three piece bathroom suite with shower over. Balcony. Furnished. No parking. Council Tax Band C. No pets allowed. EPC Rating B.

REPOSIT (Nil Deposit Option) Available for this property.

**\*VIDEO/ PHOTOS OFFERS NOT ACCEPTABLE - PLEASE BOOK AN IN PERSON VIEWING\***

- Available Mid July
- Upper Ground Floor
- Two Bedrooms - Wet Room & Bathroom
- Close to Piccadilly
- Furnished
- EPC Rating B
- Council Tax Band C
- No Parking
- REPOSIT Available



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>81</b>	<b>83</b>
(69-80) <b>C</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	





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