



Apt 44 Advent 3, 1 Isaac Way, Ancoats, Manchester, M4 7ED

EWS1 IN PLACE - Mortgage and cash buyers invited.

Jordan Fishwick are pleased to offer for sale this well presented one bedroom apartment on the 1st floor of Advent 3, part of the New Islington development. Advent is a very popular building for the young professional given its central location, proximity to local parks, marinas and tram stop. The apartment itself briefly comprises of: entrance hall, open plan living room/kitchen, bedroom and bathroom. The bathroom has a cupboard housing washing machine and additional storage. There is access to the communal terrace from the living room. Lifts to all floors. No onward chain.

Offers Over £150,000

Viewing arrangements

Viewing strictly by appointment through the agent

245 Deansgate, Manchester, M3 4EN 0161 833 9499 opt 3

Entrance Hall

Wooden flooring. Spotlights. Doors to all rooms.

Living Room/Kitchen

23'11" x 9'10"

Range of wall and base units with complimentary worktops over. Belfast sink with mixer tap. Integrated fridge/freezer and dishwasher. Cooker with hob and extractor. Wooden flooring. Spotlights. TV and telephone point. Access to communal terrace. Wall mounted electric heater.

Bedroom

11'7" x 9'7"

Newly fitted carpet. Wall lights. Spotlights. Wall mounted electric heater.

Bathroom

Tiled bathroom suite. Low level W.C. Sink with mixer tap. Bath with mixer shower over. Cupboard housing the washing machine.

Externally

Lifts to all floor. Communal courtyard.

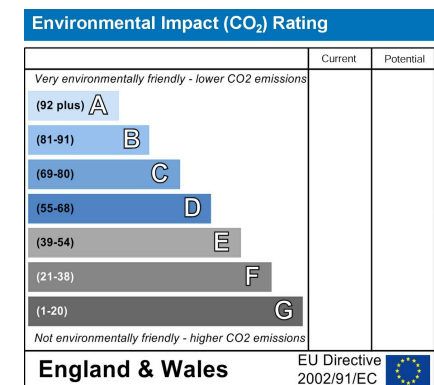
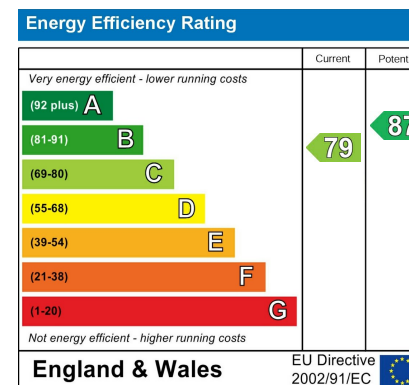
Additional Information

Service charges - £1843.33p per annum

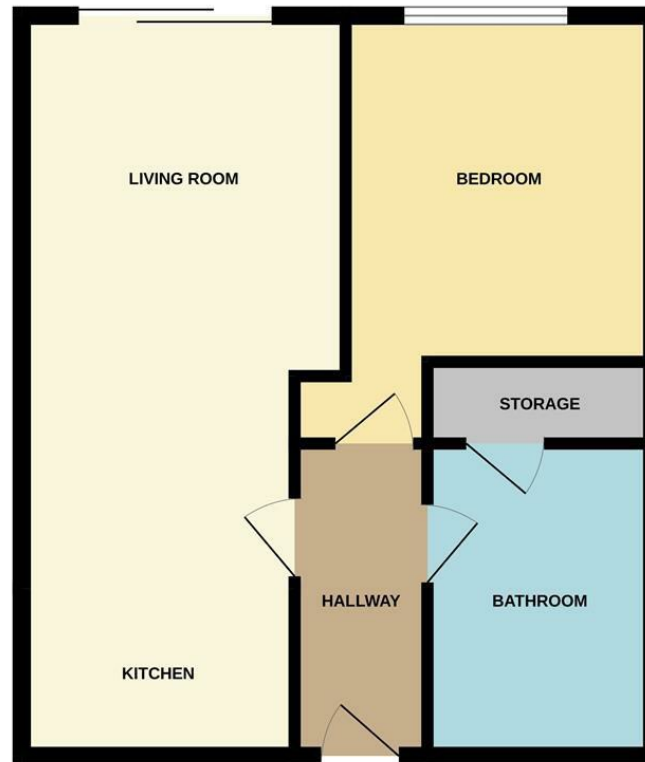
Ground rent - £150 per annum

Lease - 250 years from 2007

Managing agents - Urban Bubble







Measurements are approximate. Not to scale. Illustrative purposes only.
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245 Deansgate, Manchester, M3 4EN

0161 833 9499 opt 3

manchester@jordanfishwick.co.uk

www.jordanfishwick.co.uk

