

# Apt 75 Advent 3, 1 Isaac Way, 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 2nd 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 a balcony accessed through sliding doors from the living room and an underground parking space included. Lifts to all floors. No onward chain. Can be sold with the furniture in place.

# Offers Over £153,000

### **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 balcony. Wall mounted electric heater.

#### Bedroom

11'7" x 9'7"

Fitted carpet. Wall lights. Spotlights. Wall mounted electric heater.

## **Bathroom**

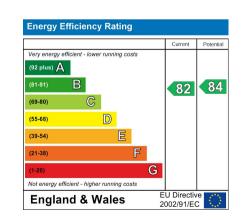
Tiled bathroom suite. Low level W.C. Sink with mixer tap. Bath with mixer shower over. Cupboard housing the washing machine.

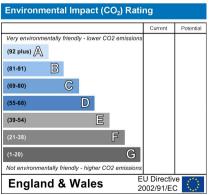
# **Externally**

Secure underground parking. Communal courtyard. Balcony.

# **Additional Information**

Service charges - £153 per month Ground rent - £150 per annum Lease - 250 years from 2007 Managing agents - Urban Bubble

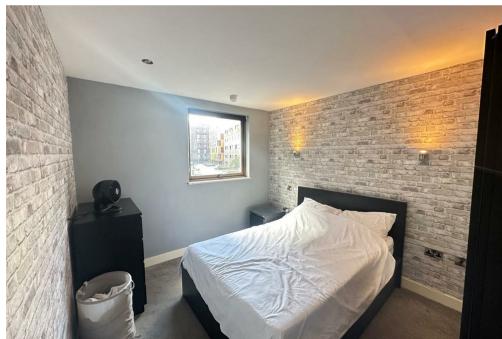


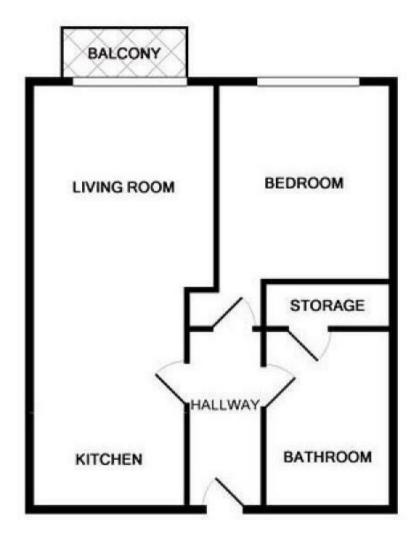














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Offices at: Chorlton, Didsbury, Disley, Hale, Glossop, Macclesfield, Manchester Deansgate, Manchester Whitworth Street, New Mills, Sale, Wilmslow and Withington

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