



# Apt 120 Advent 1, 2 Isaac Way, Ancoats, Manchester, M4 7EB

\*AVAILABLE VIA MODERN AUCTION.\* Auction date - Live

This third floor open plan, one bedroom apartment is located in the popular Advent House development in Ancoats,. 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. CASH BUYERS ONLY. Currently rented at £895.00 PCM. Gross Rental Yield 10.23%. EWS-1 In Place.

## Auction Guide £95,000

### Viewing arrangements

Viewing strictly by appointment through the agent

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

### AUCTIONEERS COMMENTS

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold). If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

### Entrance Hall

Leads to all rooms, laminate flooring, hot water storage tank.

### Living/Kitchen

25'3" x 10'11"

Open plan and spacious lounge, laminate flooring, spot lighting, access to the balcony. The kitchen included integrated fridge / freezer, oven / hob, extractor fan, dishwasher, tiled splashback, porcelain sink with mixer, under cabinet lighting.

### Bedroom

10'11" x 14'9"

Fitted carpets, spot lighting , electrical heater, electrical power sockets, double glazed UPVC window.

### Bathroom

8'9" x 6'7"

Fully tiled bathroom with high gloss white tiling along the walls and contrasting tiling on the floor, bath with glass shower screen, rain attachment with mixer, low level W.C, hand wash basin.

### Externally

Balcony accessed though lounge. Communal Garden.

### Additional Information

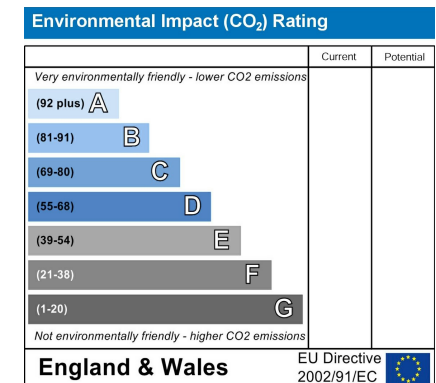
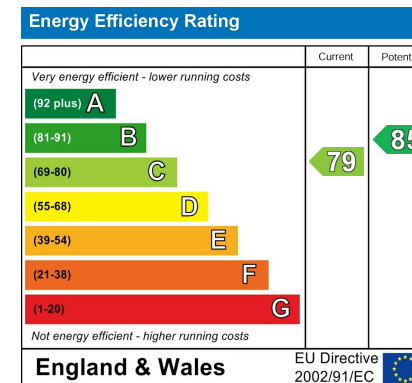
Ground Rent £150pa  
Service Charges £1999.80p pa  
Lease 250 Years From 2006  
Building Managed Stevenson Whyte  
EPC Rating - C  
Council Tax Band - B

### Agents Notes

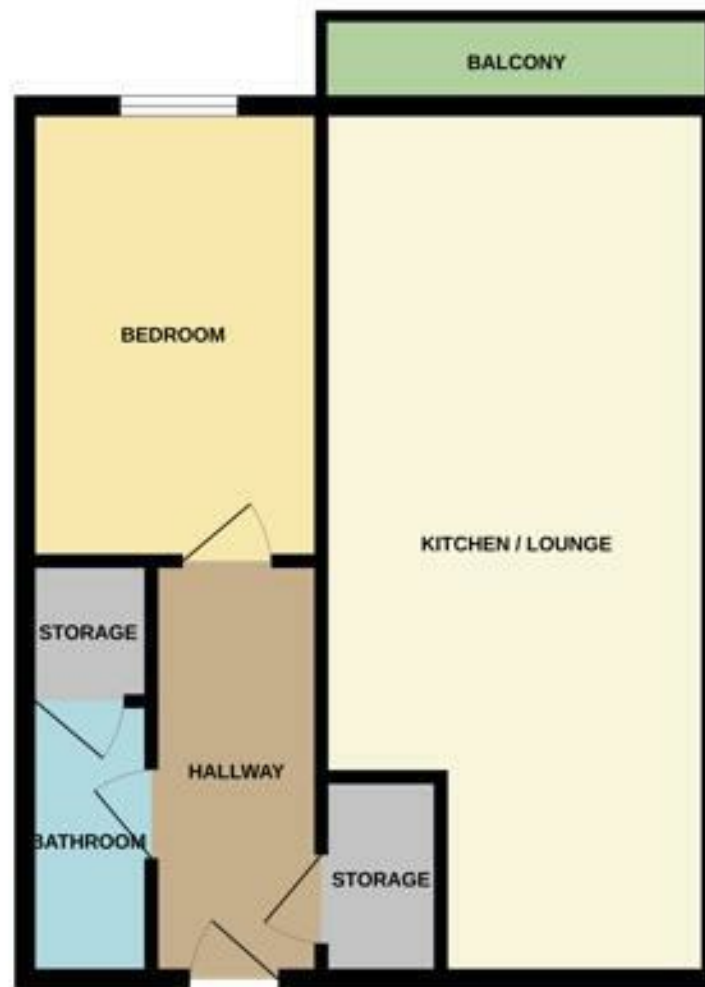
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### Disclaimer

IMPORTANT NOTE TO PURCHASERS: The lease, ground rent and service charges should all be checked via the solicitors for clarification. We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only, and are not precise. If floor plans were included, these may not be to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us.







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