jordan fishwick

Apt 121 Advent 3, 1 Isaac Way, Ancoats, Manchester, M4 7EE

Jordan Fishwick are pleased to have for sale this Two-bedroom apartment, found on the 3rd Floor of Advent 3, part of the New Islington development by Artisan.

The property which has been recently renovated with new fitted carpets and freshly painted walls, features an open plan kitchen and lounge, with integrated appliances, such as fridge/freezer, Oven/Hob, dishwasher and extractor fan, the lounge leads out onto a huge corner balcony allowing lots of natural light. Two bedrooms, (including a en-suite wet room) and a main bathroom with shower over the bath, No onward chain. The property also benefits from an underground parking space. Lifts to all floors.

Offers Over £210,000

Viewing arrangements
Viewing strictly by appointment through the agent
245 Deansgate, Manchester, M3 4EN 0161 833 9499 opt 3

The Building
Ancoats is renowned for its rich history and thriving community, offering a variety of local amenities, including trendy cafes, restaurants, and shops. The area is well-connected, making it easy to explore the wider city and beyond.

This apartment presents an excellent opportunity to embrace contemporary urban living in one of Manchester's most sought-after neighbourhoods. Whether you are looking to invest or find your new home, this property is sure to impress. Do not miss the chance to make this lovely apartment your own.

Entrance Hall
Laminate flooring leads to all rooms, wall mounted heater, spot lighting.

Lounge / Kitchen
23'11" x 11'4"
Superb corner apartment with twin patio doors leading to the balcony, LVT flooring. Range of wall and base units with worktops over. Sink with mixer tap. Cooker with hob and extractor over. Integrated fridge/freezer and dishwasher. Cupboard housing hot water system and washing machine. Wall mounted heater. Spotlights. TV and telephone point.

Bedroom One
11'5" x 8'9"
Double glazed window. Fitted carpet. Wall mounted heater. Spotlights and wall lights.

En-Suite
4'10" x 4'2"
Fully tiled walk in shower wet room with wash hand wash basin & w.c

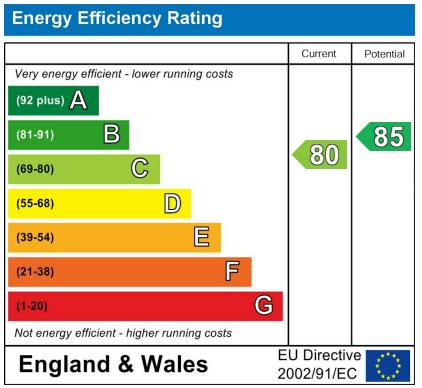
Bedroom Two
13'4" x 9'1"
Double glazed window. Fitted carpet. Wall mounted heater. Spotlights and wall lights.

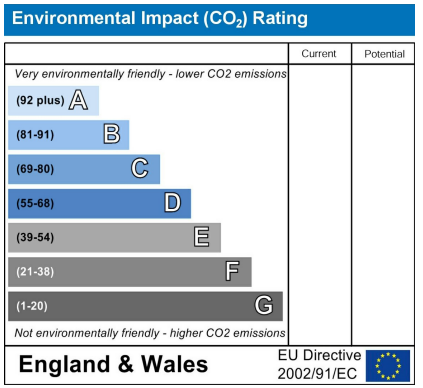
Bathroom
8'6" x 5'6"
Fully tiled. Bath with mixer shower over. Sink with mixer tap. Low level W/C. Heated towel rail. Tiled walls and floor.

Externally
Superb corner balcony with views over the entrance of the development.

Additional Information
Lease 250 Years from 2006
Service Charge £2633 per annum (including buildings insurance)
Ground Rent £150 per annum
Managing Agents- Urban Bubble

Agents Notes
To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.





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.

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

245 Deansgate, Manchester, M3 4EN

0161 833 9499 opt 3

manchester@jordanfishwick.co.uk

www.jordanfishwick.co.uk