



Apt 202 Advent House 2, 1 Isaac Way, New Islington, Manchester, M4 7EF

EWS1 IN PLACE

Jordan Fishwick are pleased to offer for sale this 5th floor apartment at Advent 2 in New Islington, which is a short distance from Piccadilly Station. The apartment comprises of entrance hall with laminate flooring, living room with sliding patio doors opening to the Juliet balcony, open with kitchen, two double bedrooms, master benefitting from en-suite wet room. There is also a main three piece bathroom suite with shower over the bath and tiled walls and floor. The apartment has been rented for many years and requires some minor renovation. NO ONWARD CHAIN.

Offers In Excess Of £180,000

Viewing arrangements

Viewing strictly by appointment through the agent

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

Entrance Hall

Wooden flooring. Spotlights. Access to all rooms.

Living Room/Kitchen

23'9" x 22'9"

Range of wall and base units with worktops over. Integrated fridge/freezer, cooker with hob and extractor over. Sink with mixer tap. Wall mounted heater. Spotlights. TV and telephone points. Juliet balcony. Storage cupboard.

Bedroom One

11'5" x 8'5"

Fitted carpet. Wall mounted heater. Wall and spotlights.

En-suite

Tiled wet room. Low level w/c. Sink with mixer tap. Rainhead shower.

Bedroom Two

13'4" x 8'1"

Fitted carpet. Wall mounted heater. Wall and spotlights.

Bathroom

Low level w/c. Bath with mixer tap. Sink with mixer tap. Heated towel rail.

Externally

Lifts to all floors.

Additional Information

Ground rent - £150 per annum

Service charges - £2,633.44 per annum

Lease - 250 years from 1 January 2003

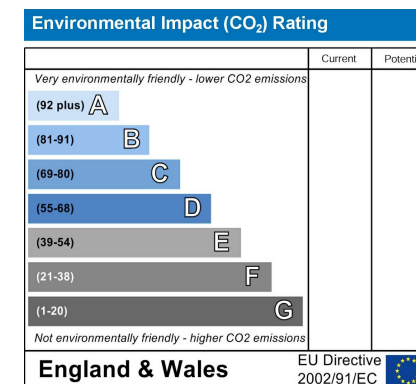
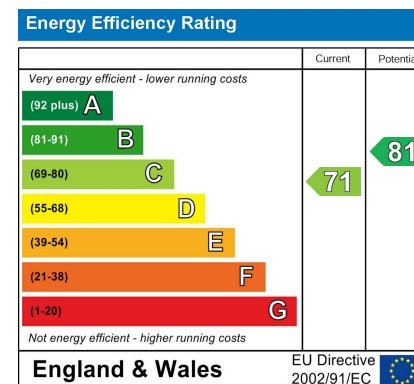
Council Tax Band C

Management company - Urban Bubble

Agent Note

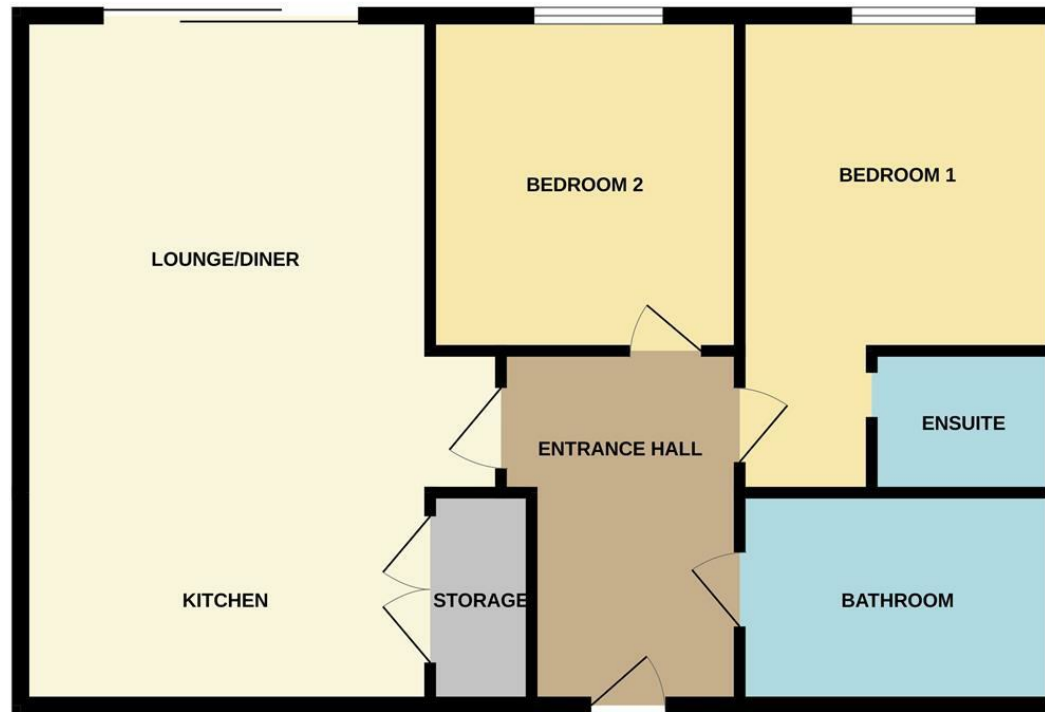
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This property may come under a Non-qualifying leaseholders , these are owners who do not benefit from the leaseholder protections under the Building Safety Act 2022, meaning they can be held responsible for uncapped costs to fix unsafe cladding and fire safety defects in their buildings, as they own multiple properties. Please check with your lender prior to viewing.





5TH FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
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