jordan fishwick

Apt 168 Advent 3, 1 Isaac Way, Ancoats, Manchester, M4 7EE

EWS1 IN PLACE. A1 RATING.
Jordan Fishwick are delighted to present this recently improved two bedroom, two bathroom apartment on the 3rd floor of Advent 3, part of the New Islington development by Artisan.
Occupying a prime position on the corner, the property benefits from entrance and features newly painted walls throughout, floor coverings and new carpets.

The apartment comprises of: entrance hall, open plan living room/kitchen with fitted appliances, two bedrooms, (including a en-suite wet room) and a main bathroom with shower over the bath, No onward chain. Lifts to all floors.

** Please note the landlord is a non qualifying leaseholder and therefore mortgage buyers will need to refer to their lender**

Offers In Excess Of £175,000

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

Entrance Hall
Laminate flooring. Wall mounted heater. Spotlights. Intercom system.

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.

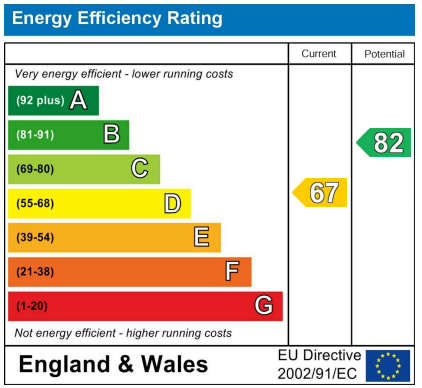
Bathroom
8'6" x 5'6"
Fully tiled. Bath with mixer shower over. Sink with mixer tap. Low level W/C. Heated towel rail. Tiled walls and floor.

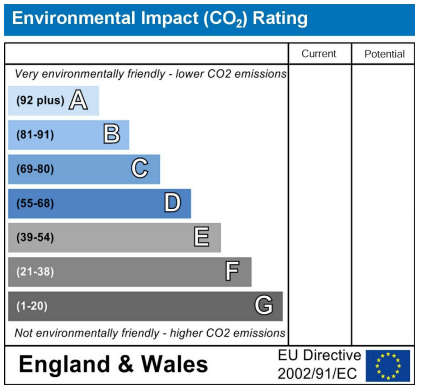
Externally
Superb corner balcony with views over the entrance of the development.

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

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.

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.





Email: manchester@jordanfishwick.co.uk

GROUND FLOOR

Measurements are approximate. Not to scale. Illustrative purposes only
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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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