jordan fishwick

Apt 105 The Mews, 2 Advent Way, Ancoats, Manchester, M4 7LL

Two bedroom apartment found on the 3rd floor of The Mews development in Ancoats. You are welcomed into the property by a long hallway leading to all rooms. The kitchen has integrated appliances and the lounge features large windows allowing lots of natural light in. There is a family sized bathroom with modern fixtures and fittings. Two double bedrooms with the master having an ensuite shower. Allocated Parking Included. Mortgagee Buyers. EWS-1 Available

Offers Around £190,000

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

The Building
The property also boasts the added benefit of parking for one vehicle, a valuable asset in this bustling city. Whether you are a first-time buyer, a small family, or looking to downsize, this house presents an excellent opportunity to enjoy contemporary living in a desirable location.

Advent Way is well-connected, offering easy access to local amenities, transport links, and the vibrant culture that Manchester has to offer. This property is not just a house; it is a place to call home. Don’t miss the chance to make it yours.

Lounge
14'10" x 15'6"
Dual aspect double glazed windows facing the rear and side with views onto the communal areas, laminate flooring, electric heater, spot lighting, access to the kitchen.

Kitchen
5'4" x 11'4"
Fitted wall and base units with complimentary kitchen worktop, stainless steel sink with tap, integrated electric oven, electric hob, stainless steel extractor, integrated dishwasher, integrated fridge/freezer, storage room.

Bedroom One
12'7" x 9'9"
Double bedroom, double glazed window, electric heater, fitted carpets, spot lighting.

En-suite
4'9" x 5'11"
Tiled flooring, Low level WC, single en-closure shower, pedestal sink, extractor fan, spot lighting, fitted mirror with storage.

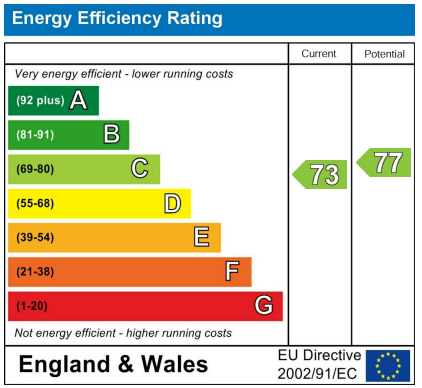
Bedroom Two
12'0" x 9'2"
Double Bedroom, Double glazed UPVC window, Electric heater, fitted carpets, spot lighting.

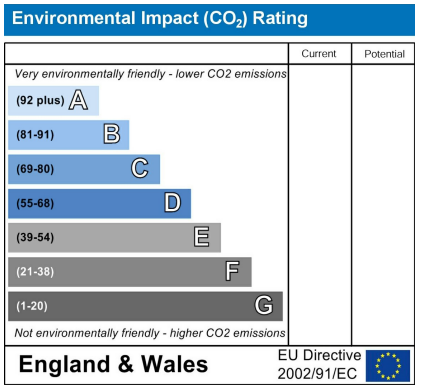
Bathroom
6'3" x 7'7"
Fully tiled, shower attachment with mixer, heated towel rail, fitted mirror, WC, hand wash basin, extractor fan, glass shower screen,

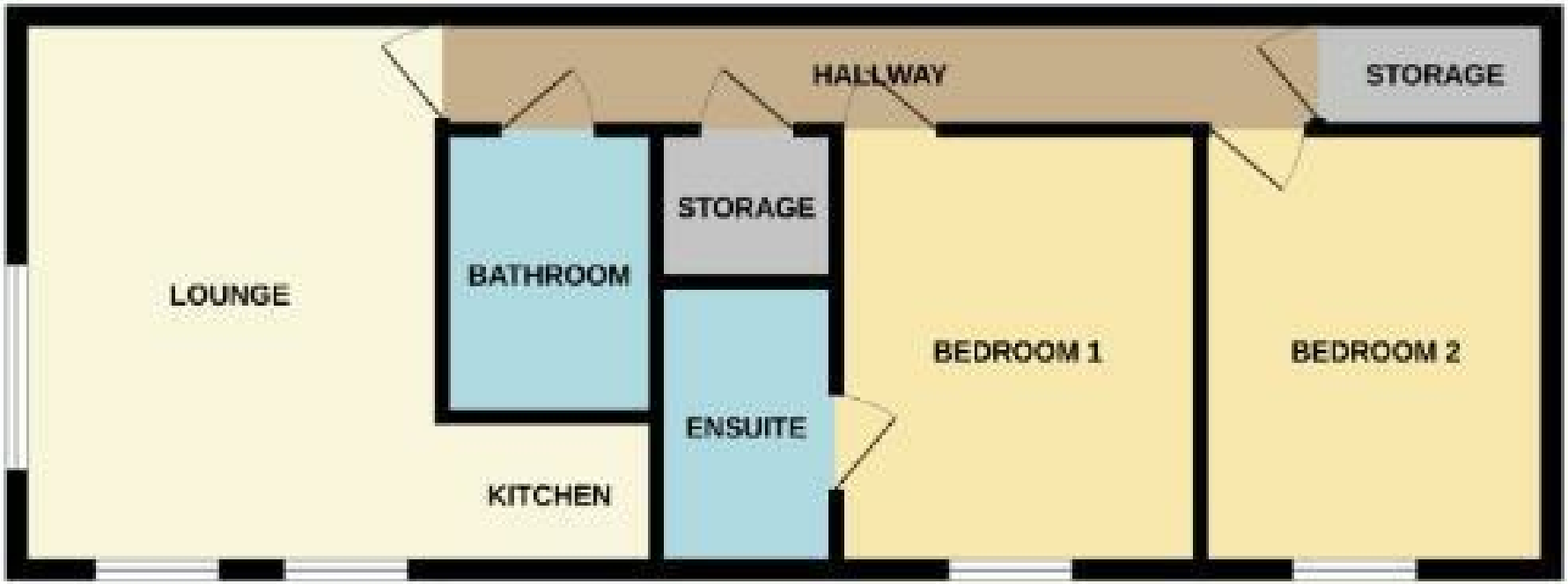
Externally
Allocated Parking Space.

Additional Information
Service Charge - £2,593.00
Ground Rent - £521.00
EPC Rating - C
Council Tax Band - C
Leasehold- 250 years from 2003
Ground Review Every Ten Years

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