



*jordan fishwick*

# Apt 157 Advent 2, 1 Isaac Way, Ancoats, Manchester, M4 7EE

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

Welcome to this charming One Bedroom fourth floor apartment located at Advent 2, Isaac Way. This delightful property features a well-appointed reception room. The kitchen includes integrated appliances with an open plan kitchen / lounge, leading out onto the balcony. The bathroom is thoughtfully designed, offering both functionality and style. This apartment is ideal for individuals or couples seeking a modern living space in a bustling urban environment. CASH BUYERS ONLY. EWS-1 In Place. Currently rented at £900.00 PCM. Gross rental yield of 12.7 %

## Auction Guide £85,000

### 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

Laminate flooring, access to all rooms, hot water storage tank, spot lighting, intercom.

### Living / Kitchen

23'11" x 10'9"

Open plan and spacious lounge, access to the balcony, laminate flooring, spot lighting, electrical lighting. Kitchen included integrated fridge / freezer, oven / hob, extractor fan, under cabinet lighting.

### Bedroom

11'7" x 10'0"

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

### Bathroom

8'7" x 6'5"

Part tiled bathroom with glass shower screen, low level W.C, hand wash basin, heated towel rail.

### Externally

Access to balcony through lounge.

### Additional Information

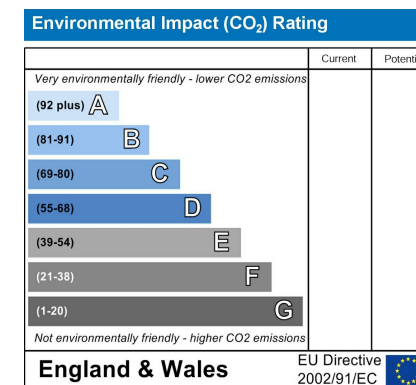
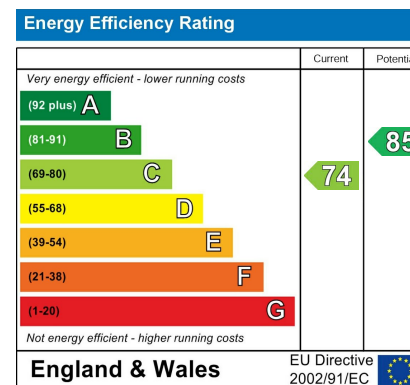
Ground Rent £150pa  
Service Charges £1844.92p pa  
Lease 250 Years From 2006  
Building Managed by Urban Bubble  
EPC Rating- C  
Council Tax Band - C

### Agents Notes

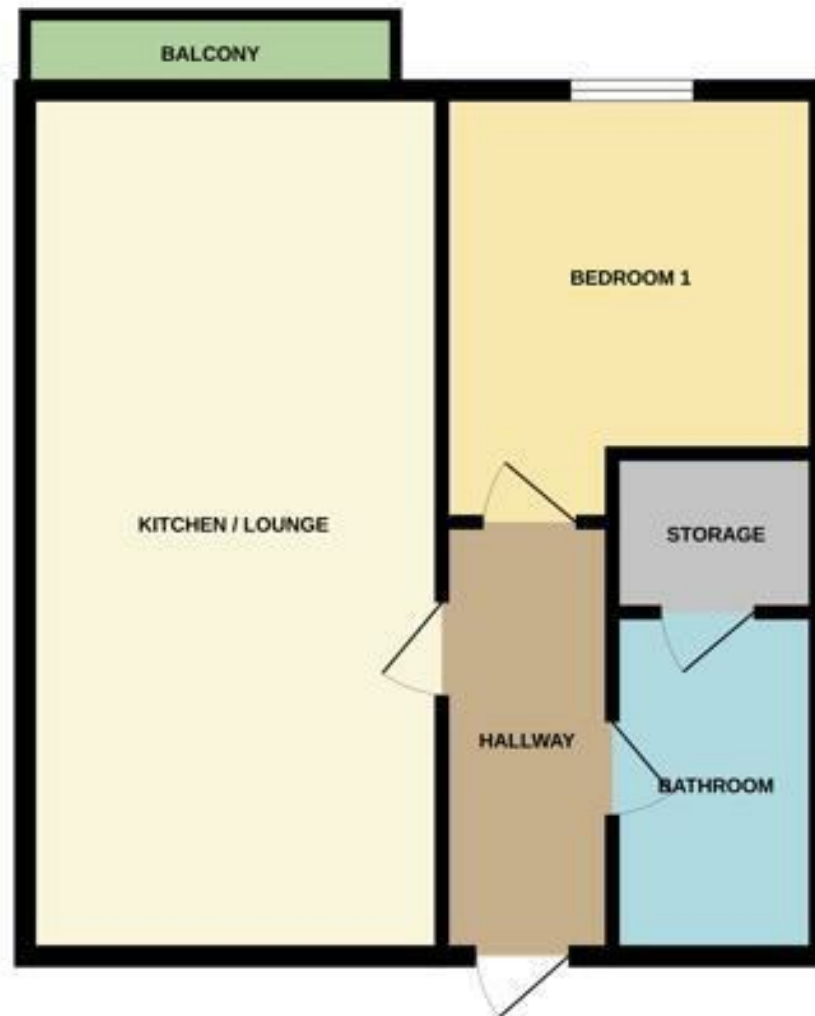
To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask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

### 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.







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.

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