



# Apt 115 Advent 2, 1 Isaac Way, Ancoats, Manchester, M4 7EE

EWS1 IN PLACE - Mortgage and cash buyers invited.

Jordan Fishwick are delighted to present for sale this well presented two bedroom, two bathroom apartment on the 3rd floor of Advent 2.

Advent is a very popular building for young professionals given its central location and proximity to local parks, marinas and tram stop. The apartment is just a 15 minute walk from Manchester's buzzy Northern Quarter and from Manchester Piccadilly Station.

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

## Price £200,000

### Viewing arrangements

Viewing strictly by appointment through the agent

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

### Entrance Hall

### Living/Kitchen

23'9" x 11'5"

Range of wall and base units with worktops over. Sink with mixer tap. Cooker with hob and extractor over. Integrated fridge/freezer and washing machine. Cupboard housing water tank and washing machine. Laminate flooring. Wall mounted heater. Spotlights. Juliet balcony. TV and telephone point.

### Master Bedroom

16'9" x 8'8"

Fitted carpet. Wall mounted heater. Spotlights and wall lights.

### Wet Room

3'0" x 3'8"

Fully tiled. Low level w/c. Sink with mixer tap. Mixer shower.

### Bedroom Two

8'6" x 5'6"

Double glazed window. 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

There is a balcony off the living room

## Additional Information

Lease 250 Years from 2006

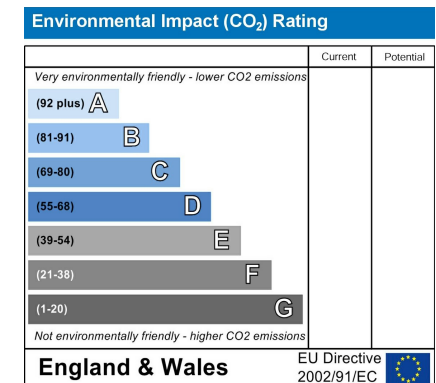
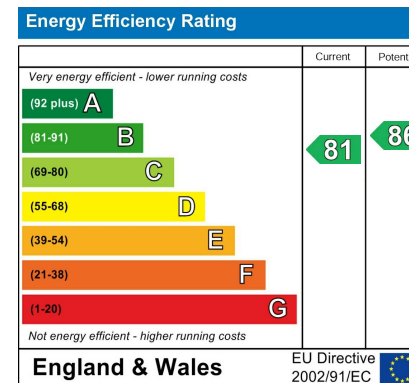
Service Charge £2633.440 per annum (including buildings insurance)

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.





## GROUND FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only.  
Made with Metropix ©2025



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](mailto:manchester@jordanfishwick.co.uk)

[www.jordanfishwick.co.uk](http://www.jordanfishwick.co.uk)

