



# Apt 33 Advent 2/3, 1 Isaac Way, Ancoats, Manchester, M4 7ED

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

This upper ground floor open plan two bedroom apartment is located in the Advent House development, Ancoats. The property comprises of Entrance hallway with wood flooring and electric wall heaters. Large living area with fully fitted kitchen including oven, hob, integrated dishwasher and fridge and freezer. Two double bedrooms master having en-suite wet room and three piece bathroom suite with shower over and utility room. Juliet Balcony. No parking. Rented at £1250.00 PCM. 15.0% Gross Rental Yield. Cash Buyers Only.

## Auction Guide £100,000

### 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

Leads to all rooms.

### Living/Kitchen

24'2" x 9'10", 144'4"

Spacious open plan lounge, laminate flooring, Juliette balcony, spot lighting, electric heater. The kitchen includes integrated fridge / freezer, oven / hob, extractor fan, dishwasher, tiled splashback, 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

11'7" x 8'8"

Double glazed window. Fitted carpet. Wall mounted heater. Spotlights and wall lights. Access to the en-suite wet room.

### Wet Room

5'0" x 4'7"

Fully tiled walk in shower wet room with wash hand wash basin & w.c

## Bedroom Two

13'2" x 8'10"

Double glazed window. Fitted carpet. Wall mounted heater. Spotlights and wall lights.

## Bathroom

8'6" x 6'6"

Fully tiled. Bath with mixer shower over. Sink with mixer tap. Low level W/C. Heated towel rail. Tiled walls and floor.

## Externally

Juliet Balcony through the lounge. Communal Gardens.

## Additional Information

Ground Rent £150pa

Service Charges £2635.72p pa

Lease 250 Years From 2006

Building Managed by Urban Bubble

EPC Rating - C

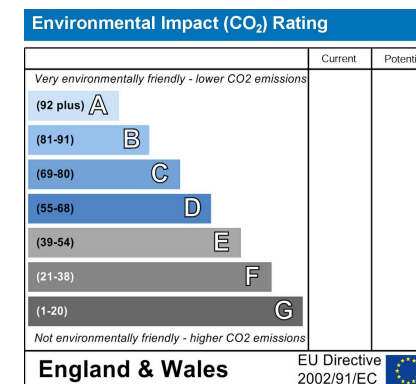
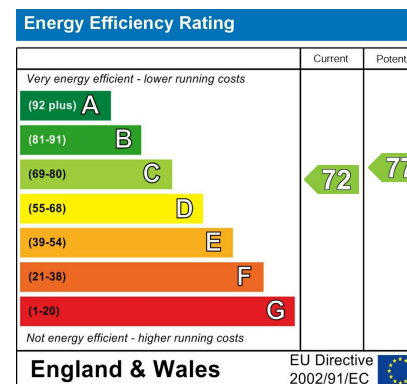
Council Tax Band - C

## Agents Notes

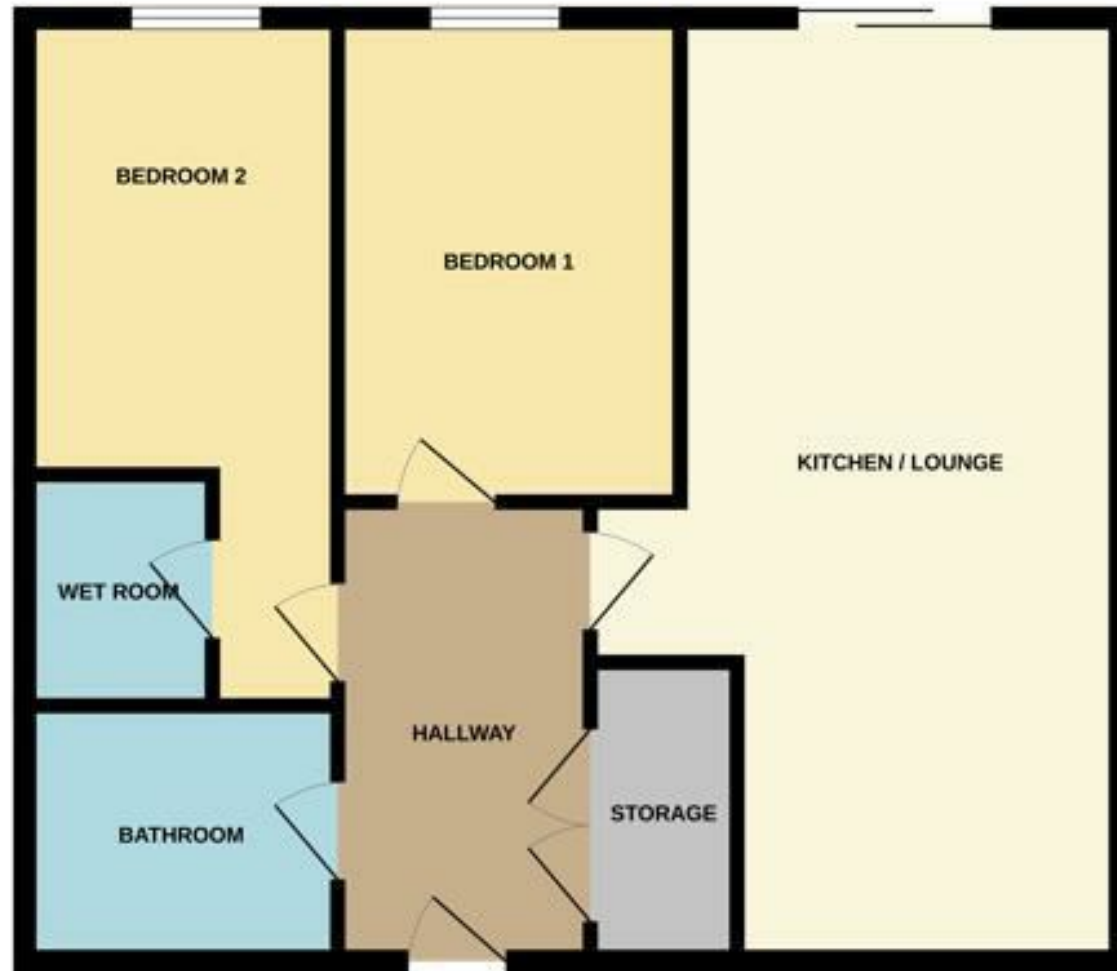
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## Disclaimer

**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.







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