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.

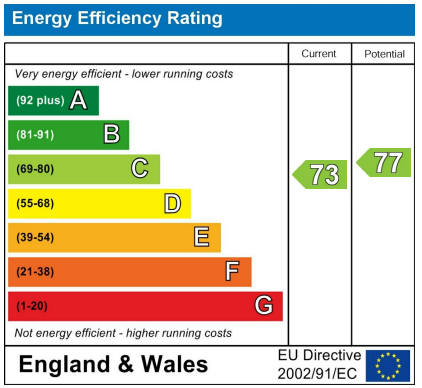
## Bedroom Two
12'0" x 9'2"
Double Bedroom, Double glazed UPVC window, Electric heater, fitted carpets, spot lighting.

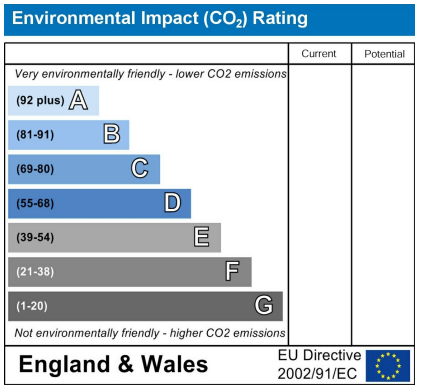
## Bathroom
6'3" x 7'7"
Fully tiled, shower attachment with mixer, heated towel rail, fitted mirror, WC, hand wash basin, extractor fan, glass shower screen,

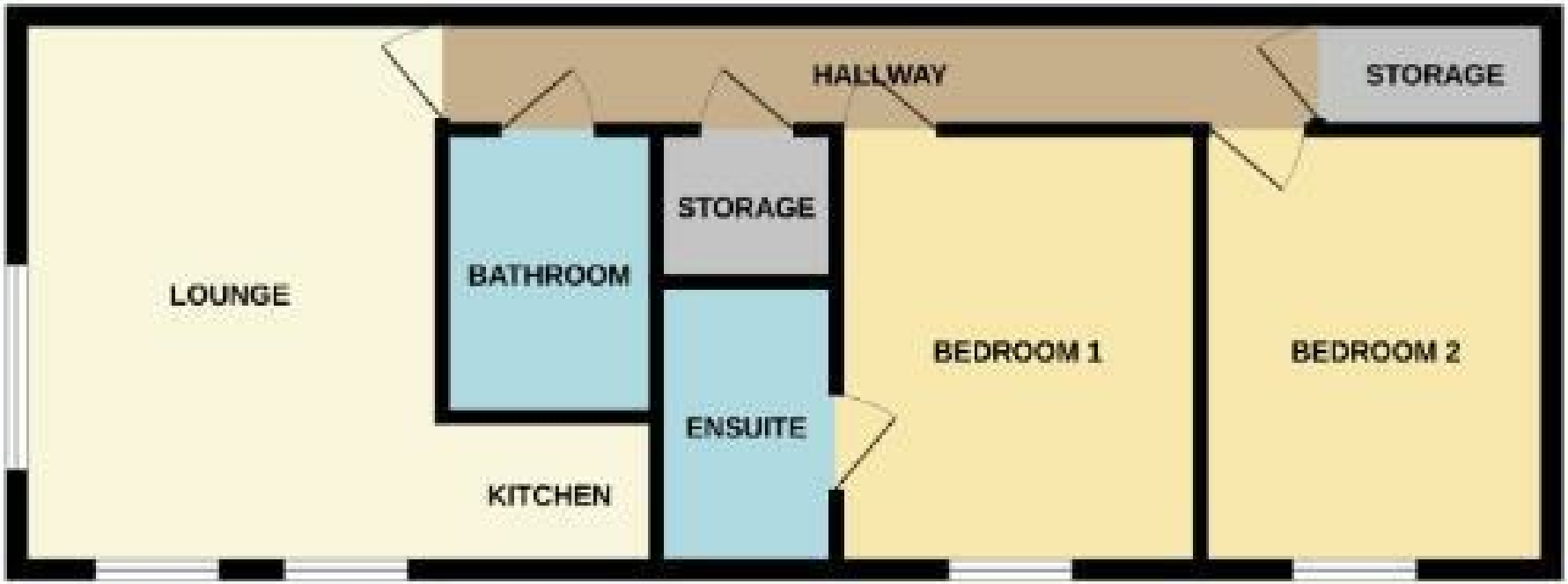
## Externally
Allocated Parking Space.

## 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.



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