



Apt 237 Advent 3, 1 Isaac Way, Manchester, M4 7EF

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 top floor of Advent 2/3, part of the New Islington development by Artisan.

Occupying a prime position on the top floor, this apartment boasts some of the finest views in the development - stretching across lush green spaces towards the Etihad Stadium and beyond. Uniquely private, the property benefits from no adjoining neighbours to either side or above, and features floor to ceiling windows that are not overlooked. Advent is a very popular building for the young professional given its central location, 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, two bedrooms, (including a en-suite wet room) and a main bathroom. Each of the rooms has access to a Juliet balcony with far reaching views. No onward chain. Lifts to all floors.

Offers In The Region Of £200,000

Viewing arrangements

Viewing strictly by appointment through the agent

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

Entrance Hall

Laminate flooring. Wall mounted heater. Spotlights.
Intercom system.

Living Room/Kitchen

23'11" 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.

Bedroom One

11'11" x 11'7"

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

En-suite Wet Room

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

Bedroom Two

13'6" x 8'7"

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

Bathroom

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

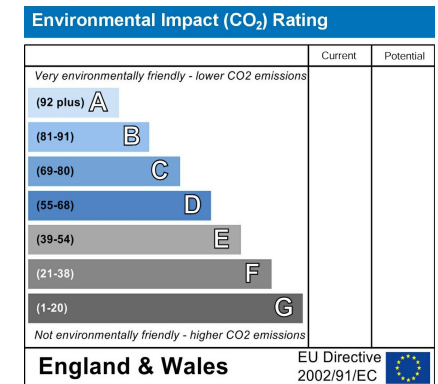
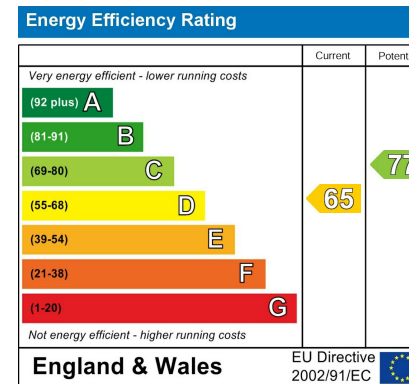
Additional Information

Service charges - £2633 per annum

Ground rent - £150 per annum

Lease - 250 years from 2007

Managing agents - Urban Bubble





6TH FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only.
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