



Apt 126 Advent House 1, 2 Isaac Way, Ancoats, Manchester, M4 7EB

Welcome to this charming one-bedroom studio style apartment located in the desirable Advent Block 1 on Isaac Way, Ancoats. This well-presented studio-style flat offers a perfect blend of modern living and comfort, making it an ideal choice for first-time buyers or those seeking a stylish city retreat.

Upon entering, you will find a bright and inviting reception room that serves as the heart of the home. The open-plan layout maximises space and light, creating a warm atmosphere perfect for relaxation or entertaining guests. The bedroom area is thoughtfully designed to provide privacy while maintaining the open feel of the studio.

Price £155,000

Viewing arrangements

Viewing strictly by appointment through the agent
245 Deansgate, Manchester, M3 4EN 0161 833 9499 opt 3

Entrance Hall

Laminate flooring. Spotlights. Wall mounted heater.
Telephone point.

Living Room/Kitchen

24'10" x 13'5"

Range of wall and base units with fridge/freezer,
dishwasher, oven, hob and extractor. Belfast sink. Tiled
splashback lip. Spotlights. Wall lights. Wall mounted heater.
Access to balcony. Telephone point.

Bedroom Area

12'5" x 10'1"

Carpet. Wall mounted heater. Spotlights.

Bathroom

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

Additional Information

Lease 250 Years from 2006

Service Charge £2088 per annum (including buildings
insurance)

Ground Rent £150 per annum

Managing Agents Zenith

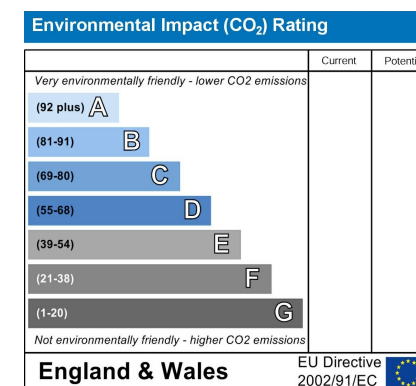
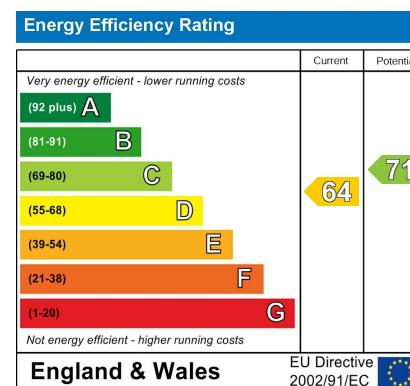
The Property

The apartment features a well-appointed bathroom,
ensuring convenience and comfort for daily routines. With

no onward chain, this property is ready for you to move in without delay, allowing for a smooth transition into your new home.

Additionally, the property includes parking for one vehicle, a valuable asset in this vibrant urban area. Ancoats is known for its rich history and thriving community, offering a variety of local amenities, trendy cafes, and excellent transport links to the rest of Manchester.

This delightful apartment presents a fantastic opportunity to enjoy contemporary living in one of Manchester's most sought-after neighbourhoods. Do not miss the chance to make this lovely space your own. Can be sold fully furnished.





TOP FLOOR



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