



# Apt 75 Advent 3, 1 Isaac Way, Manchester, M4 7ED

EWS1 IN PLACE - Mortgage and cash buyers invited.

Jordan Fishwick are pleased to offer for sale this well presented one bedroom apartment on the 2nd floor of Advent 3, part of the New Islington development. Advent is a very popular building for the young professional given its central location, proximity to local parks, marinas and tram stop. The apartment itself briefly comprises of: entrance hall, open plan living room/kitchen, bedroom and bathroom. The bathroom has a cupboard housing washing machine and additional storage. There is a balcony accessed through sliding doors from the living room and an underground parking space included. Lifts to all floors. No onward chain. Can be sold with the furniture in place.

## Offers Over £156,500

### Viewing arrangements

Viewing strictly by appointment through the agent

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

### Entrance Hall

Wooden flooring. Spotlights. Doors to all rooms.

### Living Room/Kitchen

23'11" x 9'10"

Range of wall and base units with complimentary worktops over. Belfast sink with mixer tap. Integrated fridge/freezer and dishwasher. Cooker with hob and extractor. Wooden flooring. Spotlights. TV and telephone point. Access to balcony. Wall mounted electric heater.

### Bedroom

11'7" x 9'7"

Fitted carpet. Wall lights. Spotlights. Wall mounted electric heater.

### Bathroom

Tiled bathroom suite. Low level W.C. Sink with mixer tap. Bath with mixer shower over. Cupboard housing the washing machine.

### Externally

Secure underground parking. Communal courtyard. Balcony.

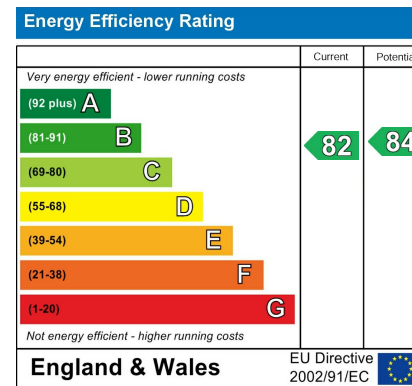
### Additional Information

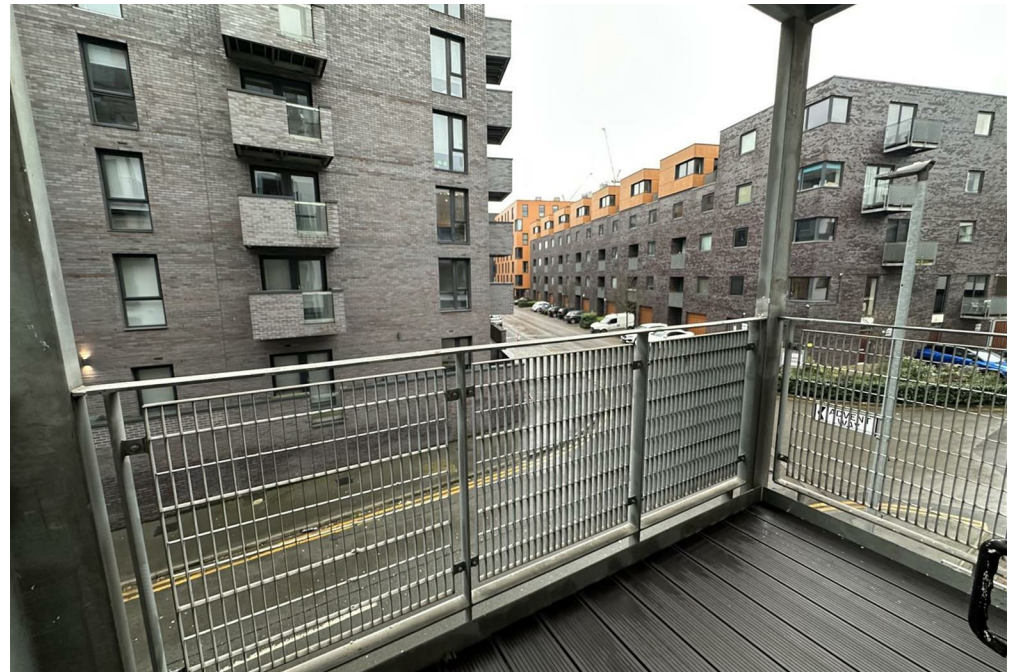
Service charges - £153 per month

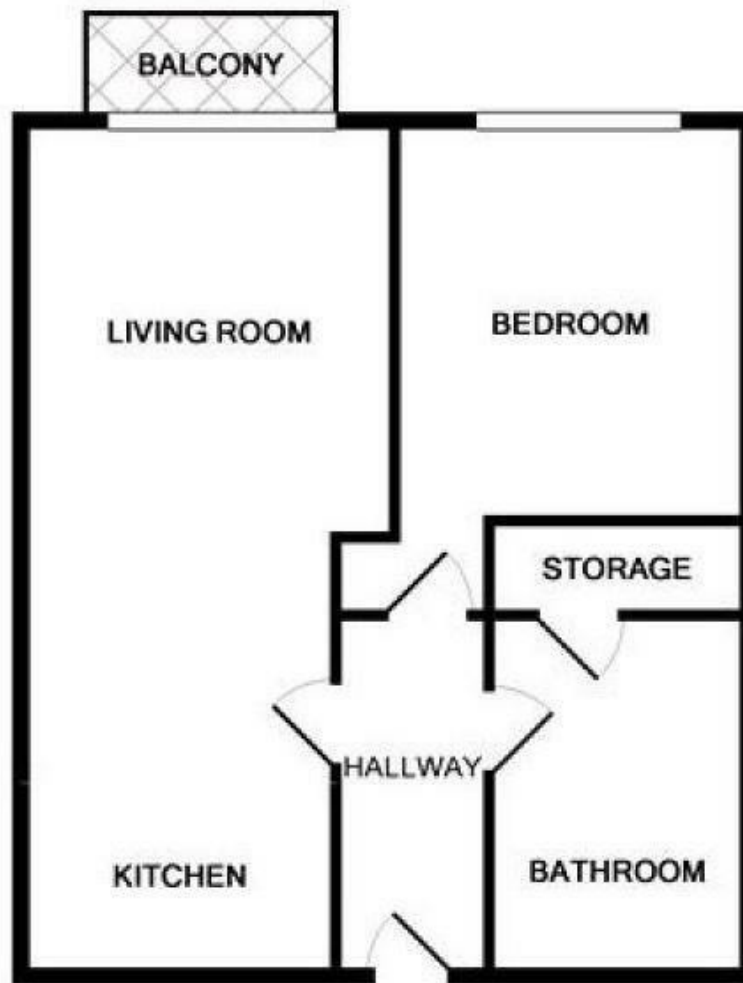
Ground rent - £150 per annum

Lease - 250 years from 2007

Managing agents - Urban Bubble







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.

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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)

