



*jordan fishwick*

# Apt 115 Advent 1, 2 Isaac Way, Ancoats, Manchester, M4 7EB

EWS1 IN PLACE - Mortgage buyers invited.

Welcome to this charming one-bedroom studio style apartment located in the desirable Advent 1 on Isaac Way, Ancoats. This well-presented third floor studio-style flat offers a perfect blend of modern living and comfort. Entrance hall, living room/kitchen with fitted appliances and wooden flooring, balcony, open through to the bedroom. Three piece suite with shower over the bath and airing cupboard. No Chain. The photographs were taken prior to the tenants moving in and may not reflect its current condition

## Price £148,000

### Viewing arrangements

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

### The Property

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. No Chain. Advent consists of three buildings Advent 1, 2 & 3. Located in Ancoats just off the inner ring road it is perfectly located for access to Piccadilly Station and all the bars and trendy restaurants in the Northern Quarter.

### Entrance Hall

Wooden flooring with entry phone and access to-

### Living Room

16'9" x 17'8"

Wooden flooring, electric heater, access to the balcony and open to the bedroom

### Kitchen

8'3" x 7'1"

Wall and base units with Belfast sink, fitted appliances with oven, hob and dishwasher, fridge/freezer.

### Bedroom

12'10" x 8'4"

Double glazed window, electric heater

## Bathroom

7'10" x 6'6"

three piece suite with shower over the bathroom wash hand basin and w.c. Tiled floor and walls. Heated towel rail. Cupboard housing hot water system and space for washing machine

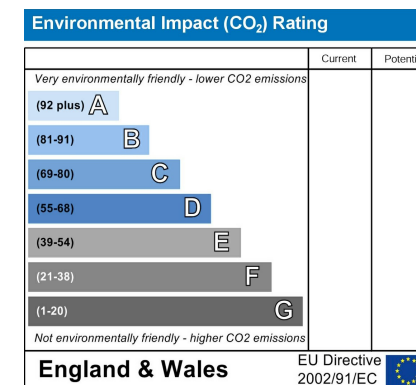
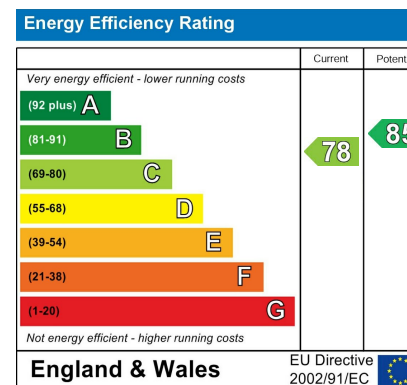
## Additional information

Ground Rent £150pa

Service Charges £1680.32p pa

Lease 250 Years From 2006

Building Managed By Zenith





TOP FLOOR



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