



## Apartment 36 Advent House, 1 Isaac Way, Manchester, £175,000



**\*\* SECURE ALLOCATED PARKING SPACE INCLUDED \*\* EWS1 FORM WITH A1 RATING \*\*** A bright and spacious two bedroom apartment located on the first floor of this purpose built development in a popular residential area close to Ancoats Urban Village and the Northern Quarter. The Advent complex is also within easy reach of Piccadilly train station, New Islington Metrolink station and a short walk from the Northern Quarter. The accommodation briefly comprises: entrance hallway with large storage/utility cupboard, open plan living room with access to a private balcony, contemporary kitchen with integrated appliances, two double bedrooms, en suite wet room and three piece bathroom suite. NO ONWARD CHAIN. EPC rating (C) Council tax band (D)

Lease: 250 years from 2003  
Annual Ground Rent: £150  
Annual Service Charge: £2428.36  
Management Company: Stevenson Whyte

- FIRST FLOOR POSITION
- BRIGHT OPEN PLAN LIVING ROOM
- SECURE ALLOCATED PARKING SPACE
- NO ONWARD CHAIN
- CLOSE TO ANCOATS & NORTHERN QUARTER
- TWO DOUBLE BEDROOMS
- PRIVATE BALCONY
- EWS1 FORM IN PLACE, SUITABLE FOR MORTGAGE BUYERS
- SHORT WALK FROM NEW ISLINGTON METROLINK STOP
- BATHROOM & EN SUITE WET ROOM

