



Advent House, Isaac Way, Manchester  
Offers In Excess Of £185,000

**Ascend**  
Built on higher standards

# Advent House, Isaac Way, Manchester

\*Open To Buy To Let Investors & Residential Owner\*

Welcome to Advent House, situated on Isaac Way in the heart of Manchester, this stylish two bedroom apartment is the perfect mix of modern comfort and urban energy.

Step inside and you'll find a bright and spacious living area made for everything from cosy nights in to hosting friends before heading out into the city. The sleek layout flows effortlessly, giving the apartment a fresh, contemporary feel throughout.

With two generous double bedrooms, there's plenty of room to unwind, work from home, or simply enjoy your own space. Better yet, the property comes with two bathrooms, because nobody enjoys queuing for the shower in the morning!

Location wise, you're perfectly placed to enjoy the best of Manchester, with fantastic bars, restaurants, shops, and transport links all within easy reach. Whether you're a first time buyer, savvy investor, or just ready for a lifestyle upgrade, this apartment ticks all the boxes.

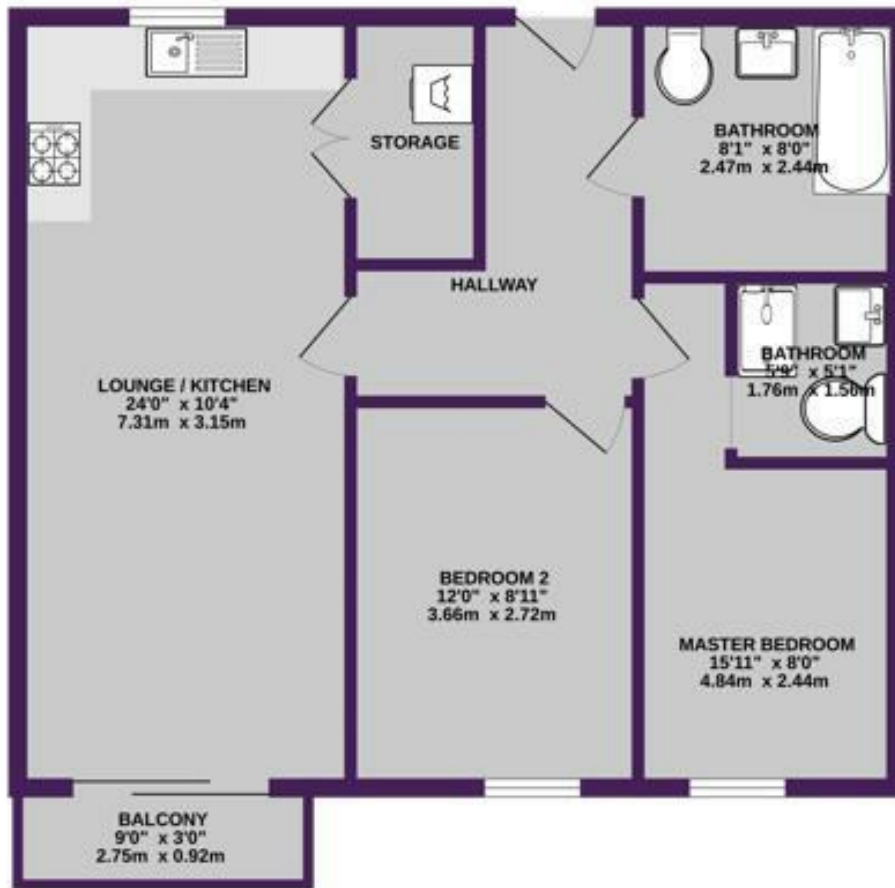
Tenure: LEASEHOLD

Service Charge: per quarter: £658.93 (£2635.72pa)



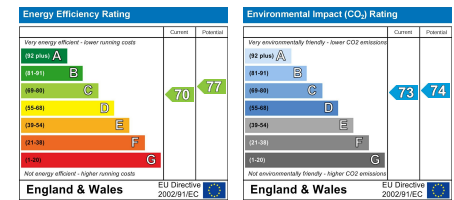
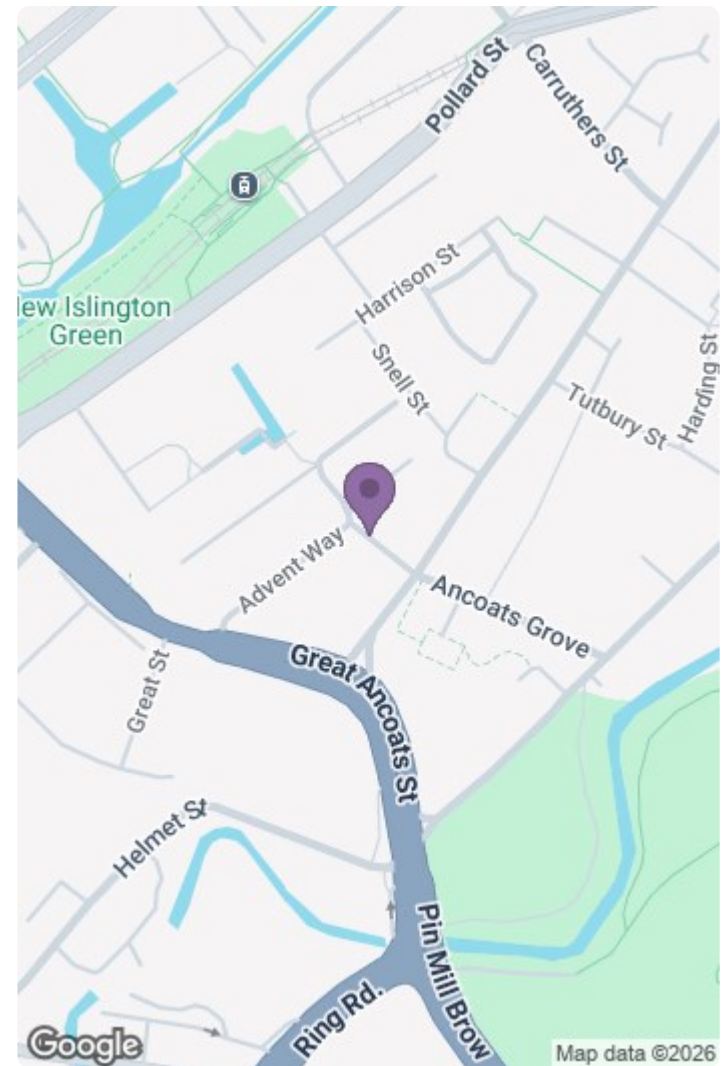
Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are, in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended. Although we try to ensure accuracy, measurements used in this brochure may be approximate. Therefore if intending purchasers need accurate measurements to order carpeting or to ensure existing furniture will fit, they should take such measurements themselves.

GROUND FLOOR  
654 sq.ft. (60.7 sq.m.) approx.



TOTAL FLOOR AREA: 654 sq.ft. (60.7 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown here are not shown and no guarantee as to their operability or efficiency can be given.  
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