



**JULIE TWIST
PROPERTIES**



The Advent 2, Isaac Way, Ancoats - Offers Over £145,000

Julie Twist Properties are delighted to present this one bedroom apartment in The Advent development in New Islington.

Situated on the first floor, the property consists of a good size open plan living area with sliding doors onto a private balcony. The kitchen is fully fitted and has all the necessary appliances integrated. The bedroom is a good size double and there is a main bathroom with three piece suite with access to a storage cupboard housing the boiler and washing machine.

The property also includes an allocated parking space.

The Advent is a secure development based in New Islington, just north of the Northern Quarter, you have a plethora of restaurants bars and shops all within walking distance. New Islington itself is a quiet residential area and has a tram stop linking you to the city centre and both north and south Manchester. Piccadilly Station is only ten minutes' walk away making it a great location to commute outside the city centre too.

- One Double Bedroom
- Secure Parking
- Balcony
- New Islington Location
- Close to Picadilly Station
- Close to The Northern Quarter
- Secure Development
- First Floor

GENERAL

Rental Yield: 5.8% (Based on expected rental of £700pcm)
Service Charge: £981.44 pa approx.
Ground Rent: £150 pa
Lease: 250 years (less 3 days) from 1 April 2003
Council Tax Band: Aprx B, £1280.22
Management Company: Urban Bubble
Tenancy in place until 15.07.19 paying £675pcm

HALLWAY

Laminate flooring, spotlights, wall mounted heater and intercom

LIVING ROOM

Double glazed sliding doors onto balcony, laminate flooring, wall mounted heater, phone/TV point and wall lights.

KITCHEN

Open plan to the living area, the kitchen comprises wall and base units, integrated fridge/freezer, dishwasher, built-in oven with four ring hob and extractor over, sink with mixer tap, laminate flooring and spotlights.

BEDROOM

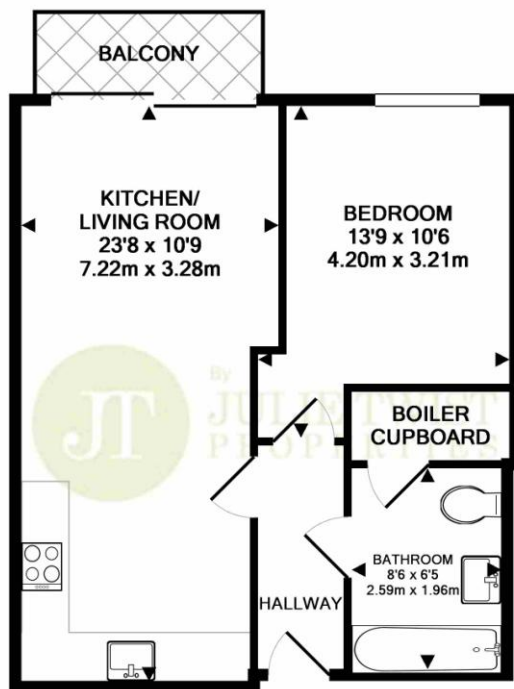
Double glazed window, carpeted flooring, wall mounted heater and spotlights.

BATHROOM

Accessed via the hallway, a three piece bathroom comprising bath with shower attachment over, WC, sink with mixer tap, partially tiled walls, tiled flooring, extractor and spotlights.

PARKING

There is one secure parking space included in the sale of this property.



TOTAL APPROX. FLOOR AREA 469 SQ.FT. (43.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, 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, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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