



**2 Bed Apartment**

**£210,000 Leasehold**

Isaac Way, Manchester, M4

**Key Features**

Two double bedrooms • Two bathrooms • Top floor apartment • Courtyard facing •  
Secure parking included • EWS1 in plac • Chain free

## Full Description

Currently tenanted at £1,300 per month to the end of February 2025.

We are pleased to offer for sale this spacious, two bedroom, two bathroom apartment on the top floor of the Advent building.

There is an entrance hallway which leads to a bright and modern open plan kitchen living space, with sliding doors to the Juliet balcony, which gives views over the landscaped courtyard. There are two double bedrooms; one with a wet room, as well as a modern three piece bathroom suite in the main bathroom.

One secure parking space is included. Viewing is highly recommended!

EWS1 in place

Chain free

Lease 250 years from 1st of April 2003

Ground rent: £150 PA

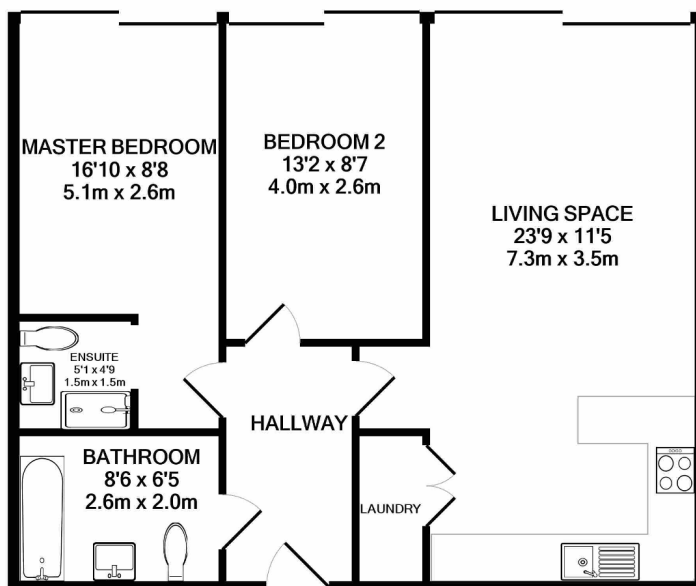
Service charge: £658.36 per quarter

Council tax band C



### Strict Codes of Practice

Townhouse Lettings is a member of The Property Ombudsman, and complies with the Tenancy Deposit Protection Scheme. These memberships provide landlords and tenants with an assurance that they will receive the highest level of customer service.



TOTAL APPROX. FLOOR AREA 684 SQ.FT. (63.5 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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## Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82  B
69-80	C	69  C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		