



## 142 ADVENT HOUSE 2 ISAAC WAY MANCHESTER, M4 7EE

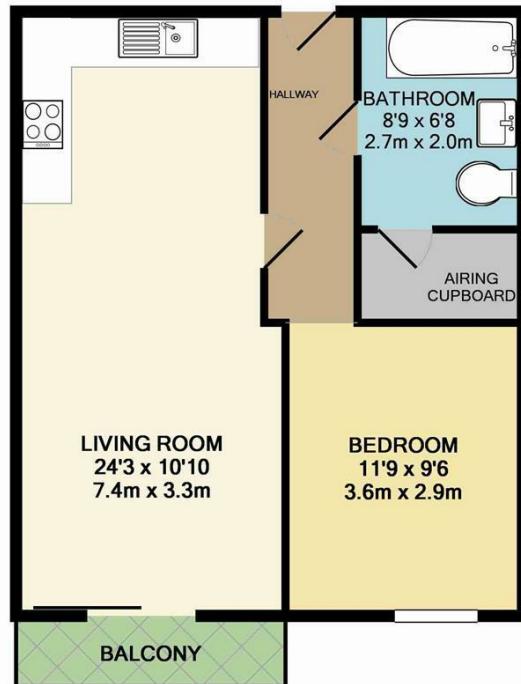
£140,000  
LEASEHOLD

Welcome to Advent House, a modern apartment located in the vibrant area of Ancoats. This delightful one-bedroom apartment offers a perfect blend of contemporary living and urban convenience. Built in 2007, the property boasts a stylish design and is well-maintained, making it an ideal choice for both first-time buyers and investors alike.

The property briefly comprises: private entrance hall, large living room, a good size balcony, separate fully fitted kitchen with integrated appliances and granite surfaces, spacious double bedroom and a bathroom with shower, ensuring both functionality and style.

Ancoats is renowned for its rich history and thriving community, with an array of trendy cafes, restaurants, and shops just a stone's throw away. The area is well-connected, making it easy to access the city centre and beyond.

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TOTAL APPROX. FLOOR AREA 492 SQ.FT. (45.7 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		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D		83
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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