



**7 THE CUBE 2 ADVENT WAY  
MANCHESTER, M4 7LH**

**£1,350 PCM**

Positioned within Manchester's most vibrant and up and coming area, Eastbank forms a gateway to one of the UK's most successful regeneration areas. The development is conveniently located just off Ancoats close to New Islington Metrolink and within a 10 minute walk to Piccadilly Station and the bohemian Northern Quarter. This second floor corner apartment briefly comprises: entrance hall, open plan lounge and kitchen area with integrated appliances, two double bedrooms, modern bathroom and there is also an en-suite off the master bedroom. Fully Furnished. Secure Underground Parking. Available 15th May 2026.

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TOTAL APPROX. FLOOR AREA 663 SQ.FT. (61.6 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		80	86
(55-68) D			
(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

Manchester Office Lettings  
 6-14 Great Ancoats Street  
 Northern Quarter  
 Manchester  
 M4 5AZ

0161 236 0004  
 mark.buckley@buckleyfrayne.co.uk  
 www.buckleyfrayne.co.uk

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