



46

Advent Way, Manchester

Offers Over £280,000 Leasehold

2 bed 2 bath Mews House

Description

NPP Residential is proud to present this stunning 2 bedroom, 2 bathroom Mews House located in the sought after development The Mews in New Islington (with a 6% RENTAL YIELD). This fantastic property benefits from a secure garage, an extra outdoor parking space and a balcony.

Upon entering the property, you will be greeted by a hallway leading to a double bedroom, a contemporary bathroom with a fitted shower, and a spacious storage room. The first floor features a modern fully fitted kitchen, an open-plan living and dining area with access to the balcony. The master bedroom benefits from a large fitted wardrobe and a main three piece jack and Jill bathroom suite.

This property is fully furnished to a good standard and also benefits from a garage. The garage can be accessed directly from the property, and there is an additional parking space available outside the front of the property.

The property is in the perfect location, only a few minutes walk away to the New Islington tram stop and ten minutes to the lively Northern Quarter, Ancoats and Piccadilly Station.

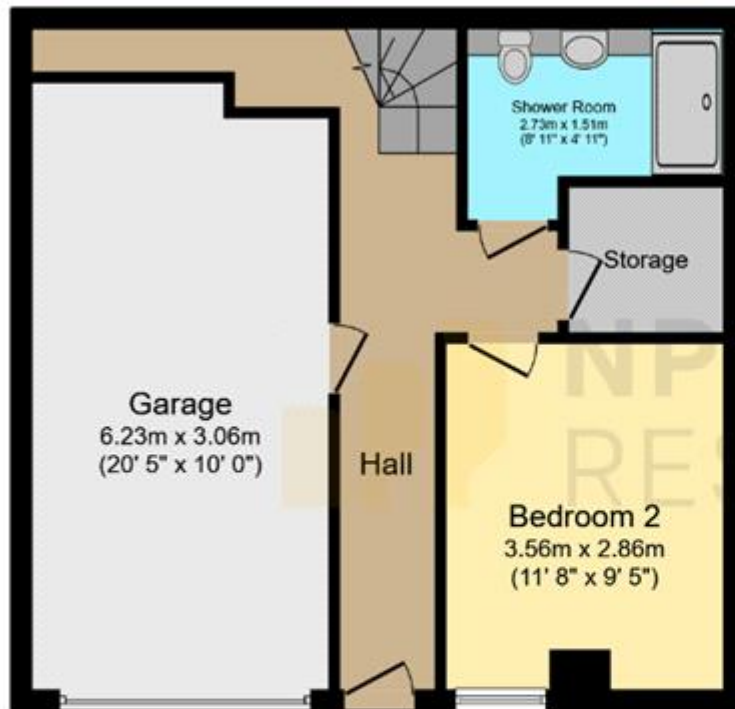
****Agent note - photos taken before tenants moved in****

Council Tax Band: C



Tenure: Leasehold (228 years)
Ground Rent: £410 per year
Service Charge: £2,094.96 per year
Parking options: Garage, Off Street

Tenure
Leasehold



Ground Floor

Floor area 48.2 m² (519 sq.ft.)



First Floor

Floor area 46.4 m² (500 sq.ft.)

TOTAL: 94.6 m² (1,018 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	72	72
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		

Viewing by appointment only
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