



ISAAC WAY  
ANCOATS

£160,000



1 BEDROOM



1 BATHROOM



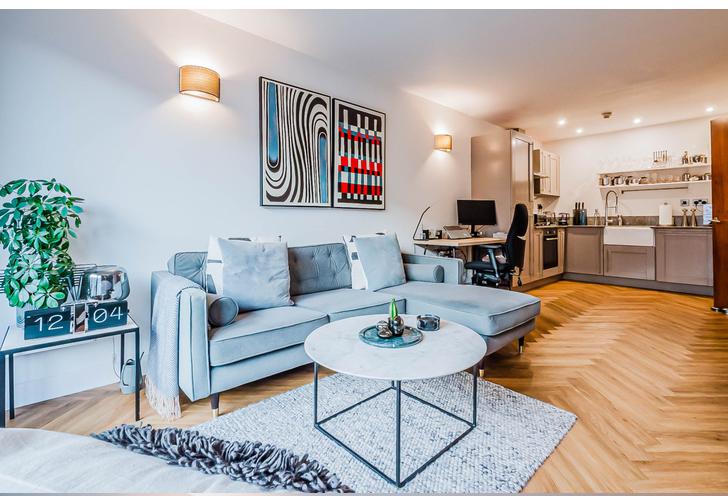
1 RECEPTION



EPC GRADE:- TBC



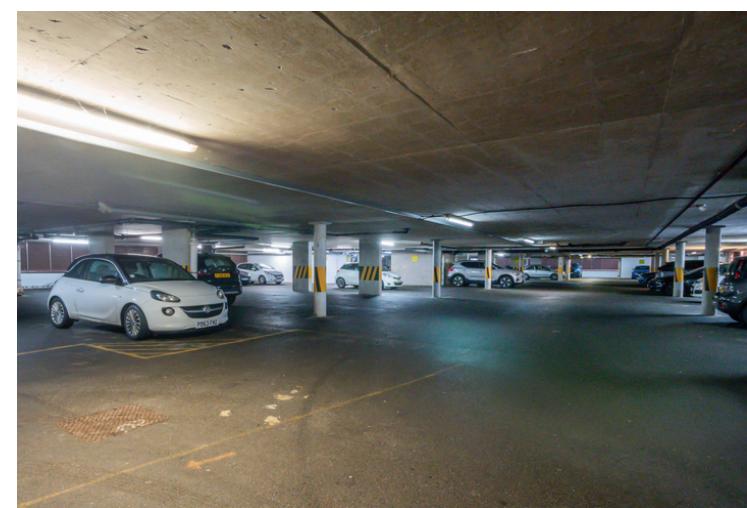
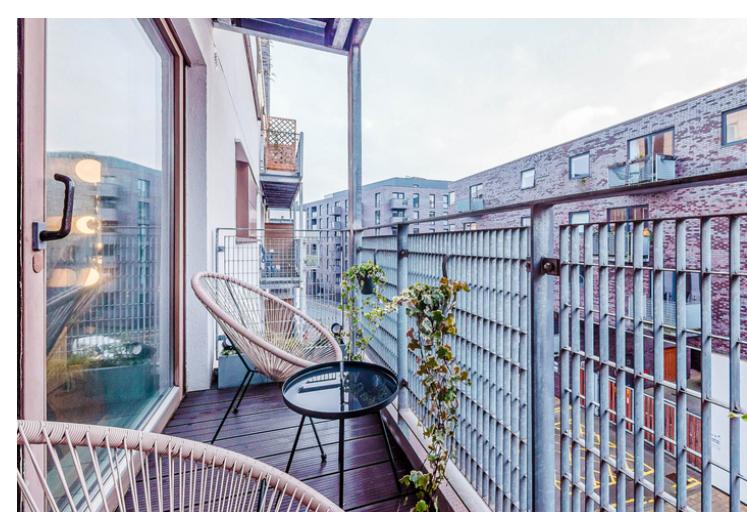
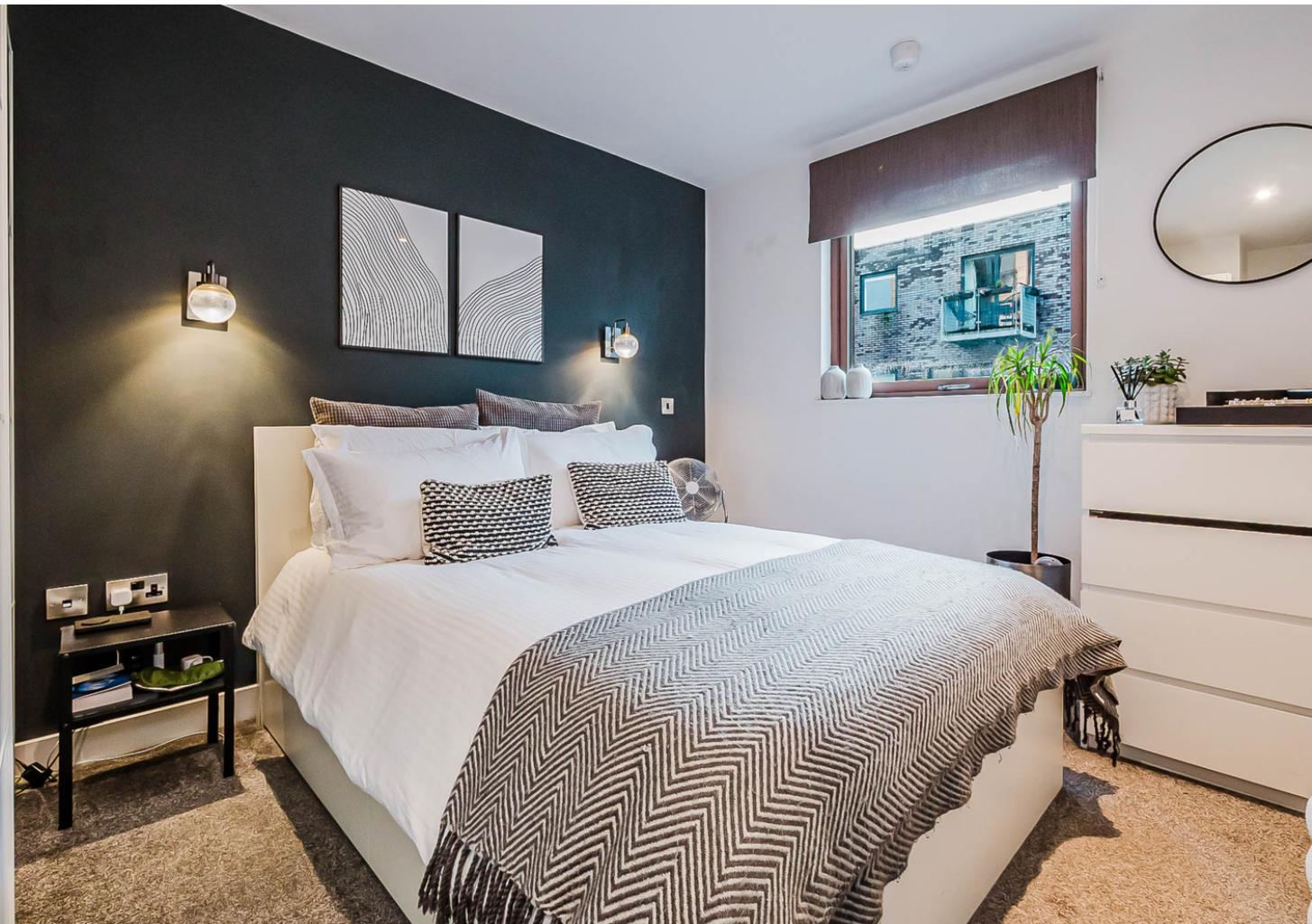
**VITALSPACE**  
INDEPENDENT ESTATE AGENTS

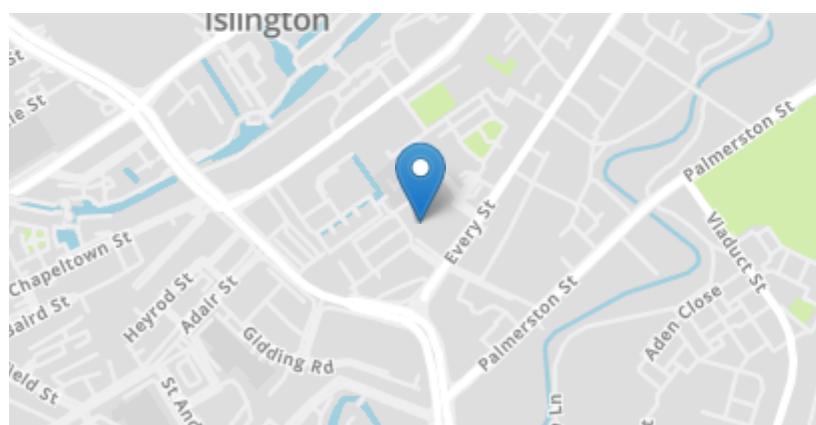
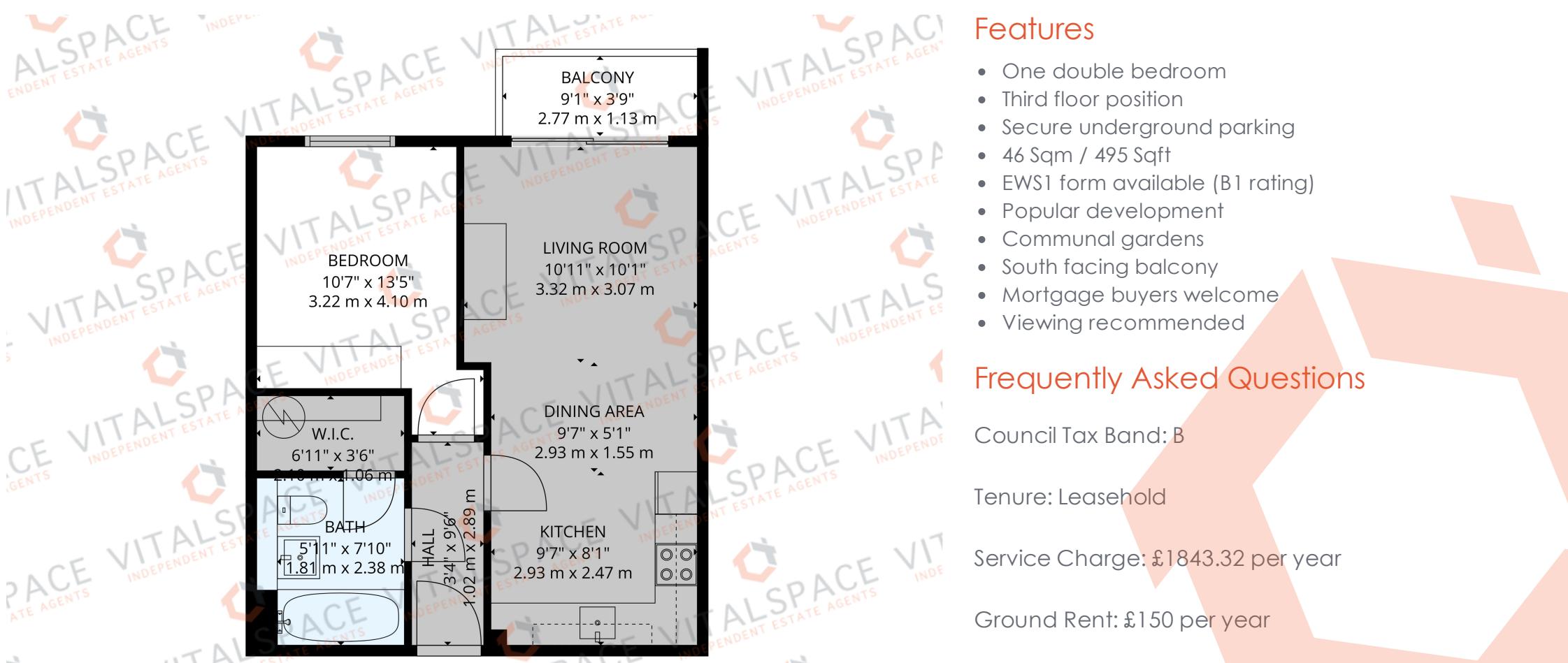


# Isaac Way, Ancoats, M4 7ED

\*\*VIDEO TOUR\*\* – VITALSPACE ESTATE AGENTS are pleased to present to the sale market this exceptional one double bedroom apartment, located on the third floor of a highly sought-after development in New Islington. Ideally positioned just five minutes from Piccadilly and within easy walking distance of the Northern Quarter, the property offers stylish city-centre living with the added benefit of secure underground parking. Extending to approximately 46 sqm / 495 sq ft, the apartment features a bright and generously proportioned open plan living and dining area, complemented by a fully integrated, high-specification kitchen. The spacious double bedroom is served by a contemporary, fully tiled bathroom finished to an excellent standard. A south-facing private balcony, accessed via sliding doors from the living area, provides the perfect spot for outdoor dining and relaxation during the warmer months. Residents also benefit from secure underground parking within the development. Set within the popular New Islington area and adjacent to the New Islington Metro-link, the property enjoys excellent transport links and convenient access to Manchester's key amenities. The Amdale Centre is just a five minute walk away, while Manchester Piccadilly Station can be reached on foot in approximately ten minutes. An array of restaurants, bars and cultural attractions are all close at hand. This modern apartment represents an outstanding opportunity for both first time buyers and investors alike. Early viewing is highly recommended to fully appreciate the quality and location on offer.







VitalSpace and their clients give notice that: 1 They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2 Any areas, measurements are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulations or other consents and VitalSpace have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

## Features

- One double bedroom
- Third floor position
- Secure underground parking
- 46 Sqm / 495 Sqft
- EWS1 form available (B1 rating)
- Popular development
- Communal gardens
- South facing balcony
- Mortgage buyers welcome
- Viewing recommended

## Frequently Asked Questions

Council Tax Band: B

Tenure: Leasehold

Service Charge: £1843.32 per year

Ground Rent: £150 per year

Lease: 250 years from 1 April 2003

Building Manager: Urban Bubble

If you would like to submit an offer on this property, please visit our website - <https://www.vitalspace.co.uk/offer> - and complete our online offer form.



**VITALSPACE**  
INDEPENDENT ESTATE AGENTS

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