



**Apartment 100, 1 Isaac Way  
Manchester  
M4 7EE**

**Offers in Excess of £189,000**

**bettermove**

# Isaac Way Manchester

Bettermove are proud to present this 2 bedroom flat in the heart of Manchester available with no forward chain and welcoming cash buyers only.

The property benefits from double glazing, electric heating throughout and has off street parking available via a secured parking area. The council tax band is C.

The property is tenanted and will be sold with tenants in situ for immediate investment - rental yields can be obtained through Bettermove.

This is a leasehold property with 229 years remaining on the lease; the ground rent is £150 per annum and the service charge is approximately £230 per month.

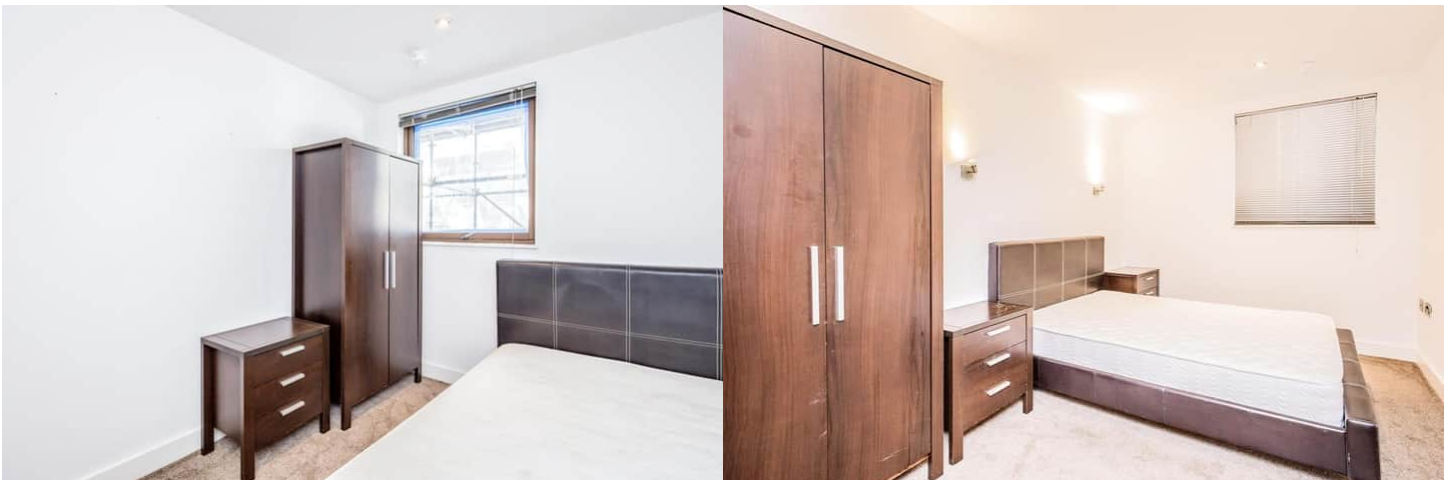
The interior of this well presented property briefly comprises a spacious and open plan living room with the fitted kitchen, private balcony, two double bedrooms, one ensuite bathroom and a family bathroom situated on the third floor of the building.

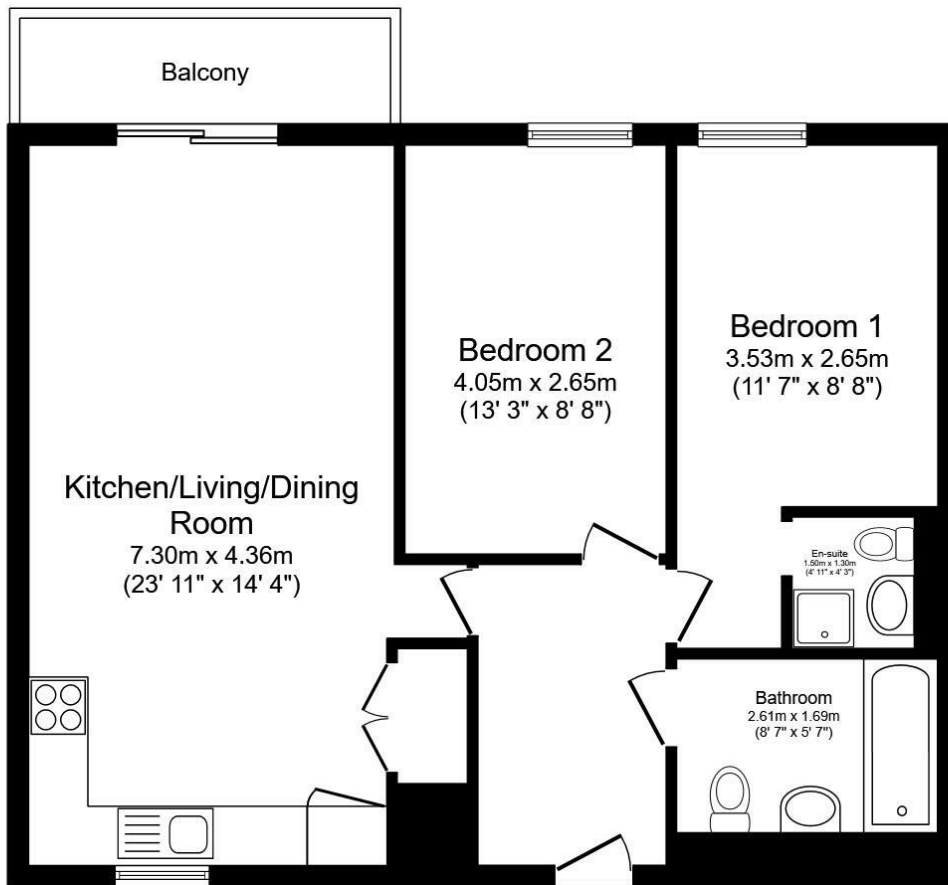
Located in the heart of Manchester, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Manchester Piccadilly and many local bus routes.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

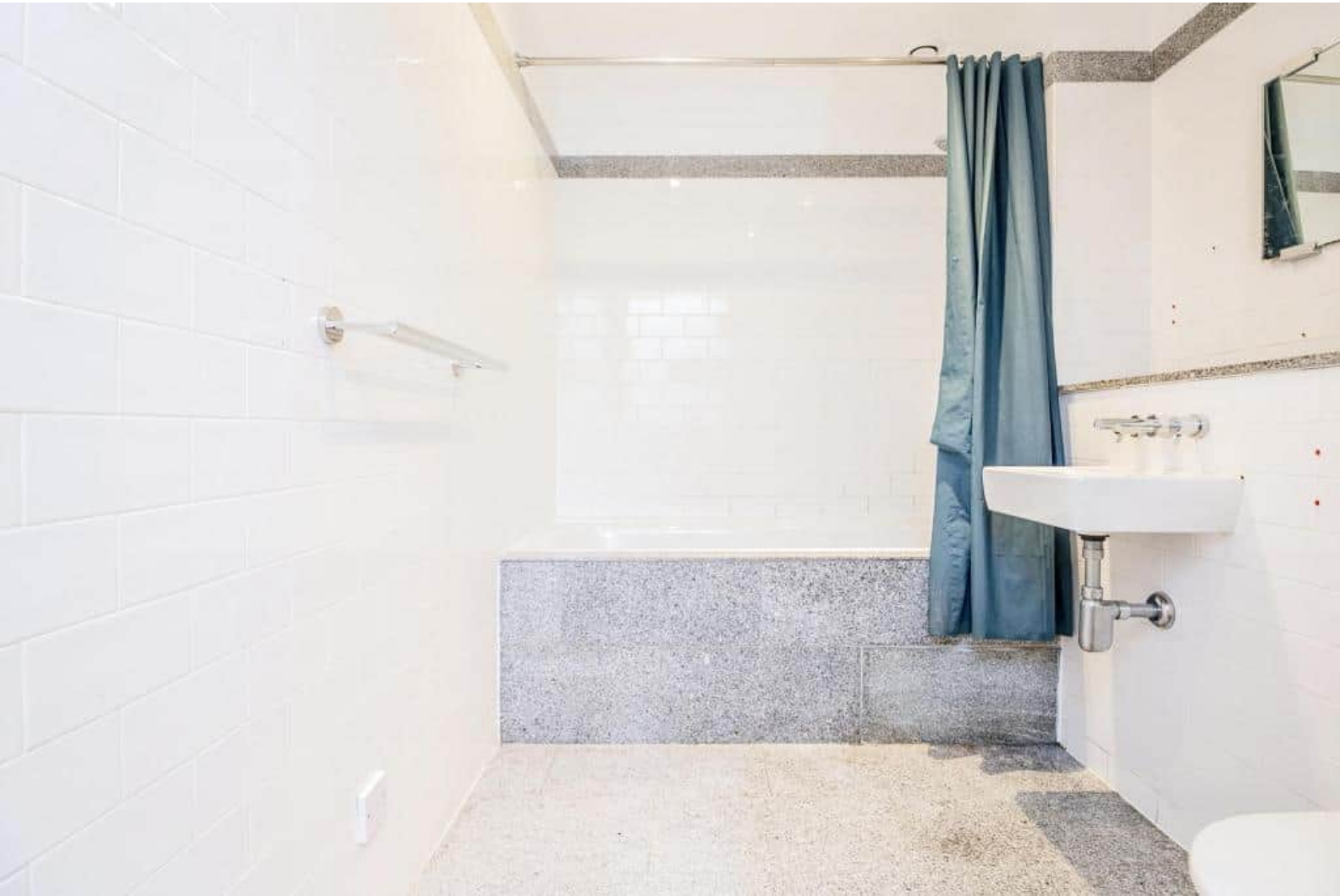




Total floor area 67.2 sq.m. (723 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Reed Rains. Powered by [www.focalagent.com](http://www.focalagent.com)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>	<b>74</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



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