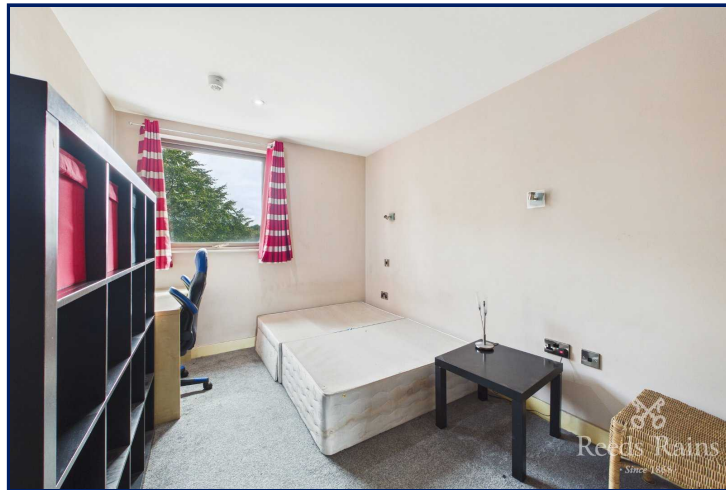
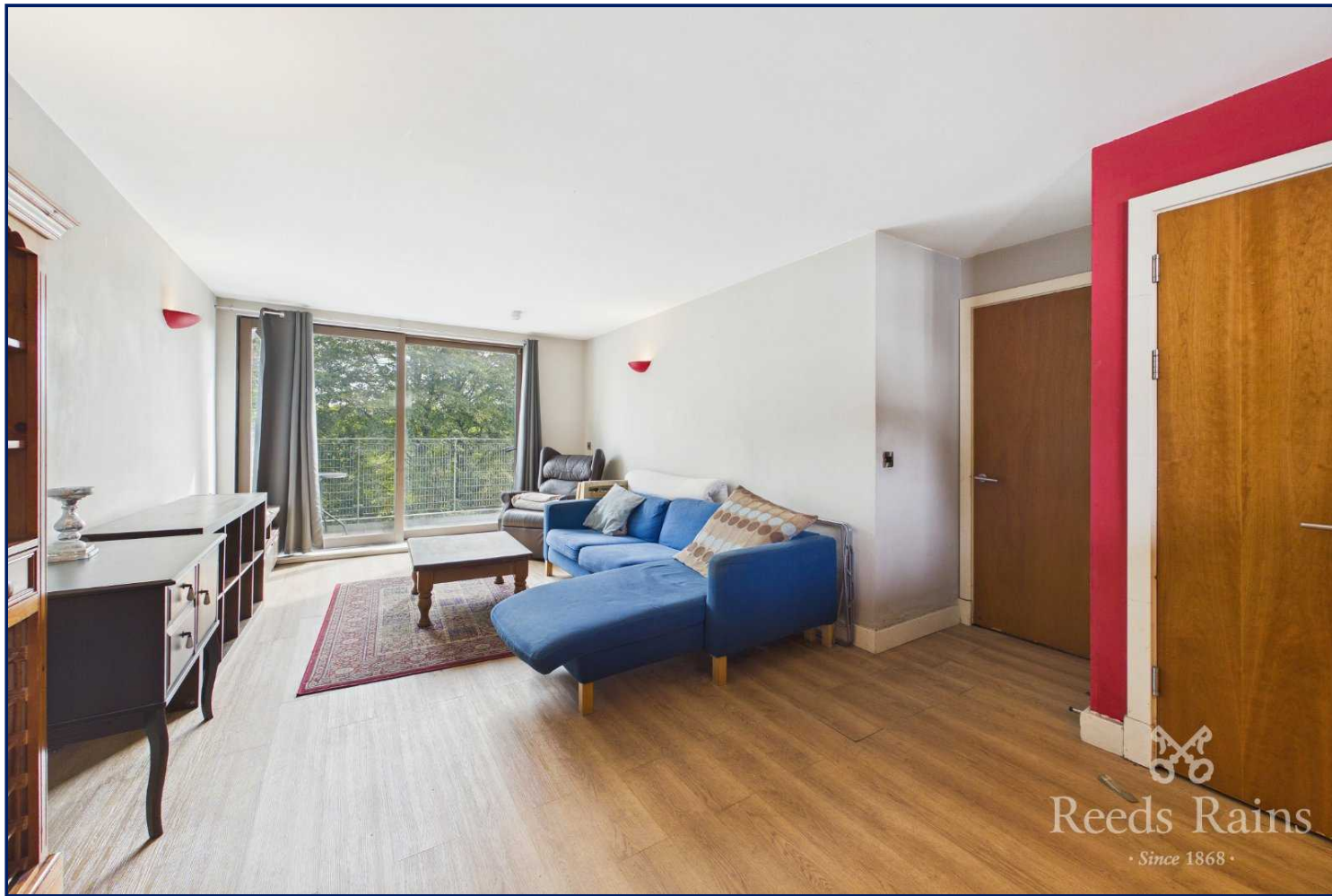
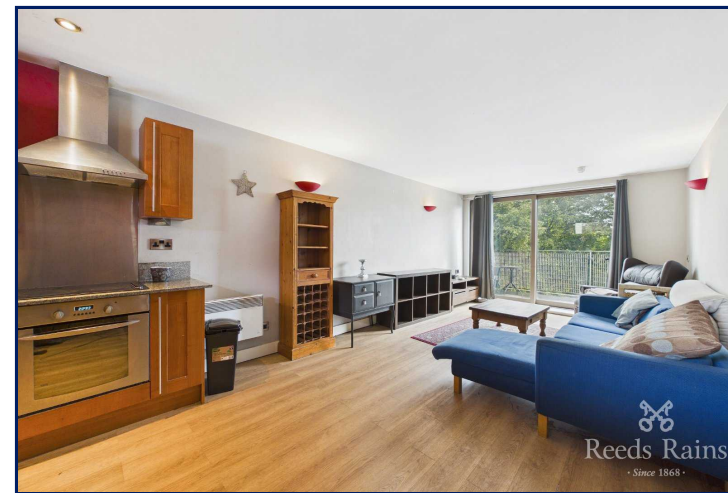
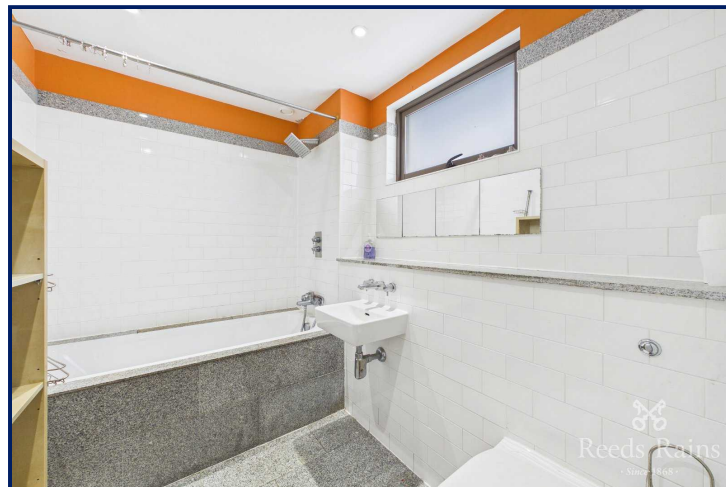




Isaac Way, Manchester, M4

Asking Price: £175,000

Leasehold

 **Reeds Rains**

[reedsrains.co.uk](https://www.reedsrains.co.uk)

Isaac Way, Manchester, M4
Asking Price: £175,000 Leasehold

Council Tax Band: C
EPC Rating: C

A superb 2 double bedroom apartment on the third floor with a pleasant balcony. Featuring a spacious open-plan living area with kitchen, bathroom and ensuite wet room. Popular location within easy reach of Piccadilly station and the wider city centre. EWS1 form available (B1 rating). No onward chain. EPC Rating C.

3RD FLOOR

Entrance Hall

Wooden-style flooring.

Living Area/Kitchen

23'9" x 11'5" (7.24m x 3.48m)
Flexible open-plan layout with sliding doors to balcony and wooden-style flooring. Kitchen area with window, fitted base and wall units, integrated electric oven and hob with extractor hood, sink with mixer tap, integrated fridge/freezer. Utility cupboard with space for washing machine.

Balcony

A pleasant outdoor space with room for a table and chairs.

Bedroom 1

11'7" x 8'8" (3.53m x 2.64m)
Window and carpeted floor.

Ensuite

Wet room style with open shower, wash basin and WC.

Bedroom 2

13'3" x 8'9" (4.04m x 2.67m)
Window and carpeted floor.

Bathroom

Panelled bath with shower over, wash basin with mixer tap, WC, tiled splashbacks and flooring, frosted window.

Leasehold/Council Tax

Lease term: 250 years (less 3 days) from 1st April 2003

Ground rent: £150 per annum.
Service charge:
Please verify lease details with your solicitor.
Council tax band C (Manchester City Council).

Agent's Note

To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.

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All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.



For full EPC please contact the branch.



Approximate total area ⁽¹⁾
63 m ²
678 ft ²
Balconies and terraces
4.1 m ²
44 ft ²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

We may refer you to recommended providers of ancillary services such as Conveyancing, Mortgages, Insurance and Surveying. We may receive a referral fee for recommending their services. You are not under any obligation to use the services of the recommended provider, which may also be an associated company of Reeds Rains.

Other important information which you will need to know about this property can be found at [reedsrains.co.uk](https://www.reedsrains.co.uk)