



1 Harrison Street | New Islington | Manchester | M4 7BJ

Asking Price £260,000

The
**GOOD
ESTATE**
AGENCY

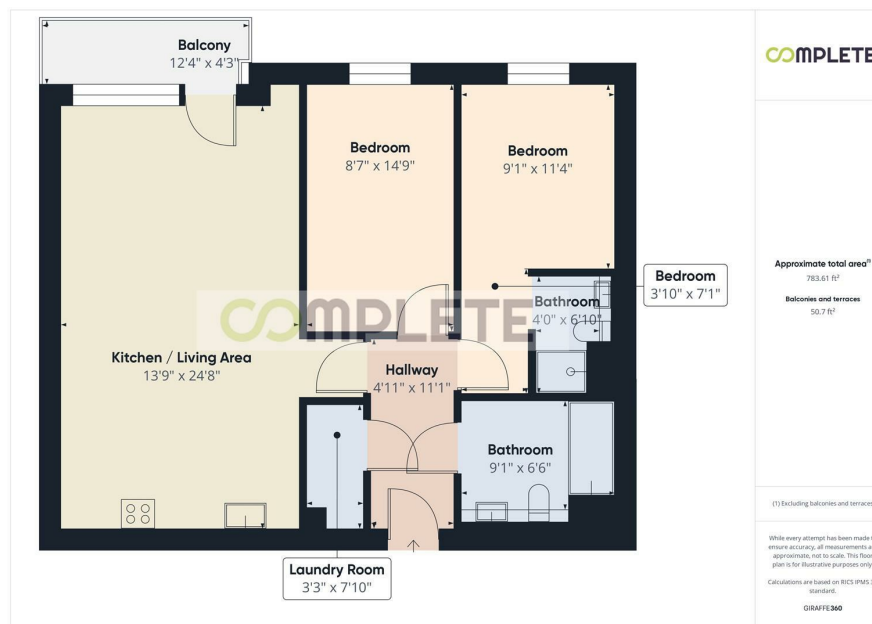
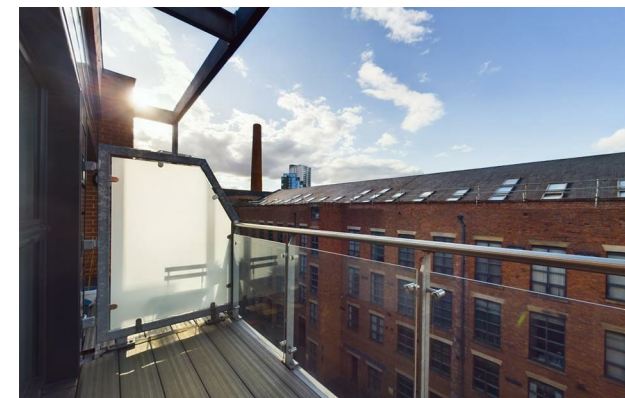
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Nestled in the vibrant area of New Islington, Ancoats, the Loom Building presents an exceptional opportunity for those seeking a modern apartment in a prime location. This fifth-floor residence boasts a generous 807 square feet of living space, featuring two well-proportioned bedrooms and two contemporary bathrooms, making it ideal for professionals or small families.

Upon entering, you are greeted by a spacious open-plan living area that seamlessly integrates the kitchen and lounge, creating a perfect environment for both relaxation and entertaining. The apartment is further enhanced by a delightful balcony, offering a charming outdoor space to enjoy the fresh air and views of the surrounding area.

For those with a vehicle, an allocated parking space is included, providing added

- TWO BEDROOM APARTMENT
- FIFTH FLOOR
- SPACIOUS LIVING & DINING ROOM
- FULLY INTEGRATED KITCHEN
- BATHROOM & EN SUITE
- ALLOCATED PARKING
- BALCONY
- CURRENTLY LET FOR £1,300PCM UNTIL 14/1/26 (WITH A BREAK CLAUSE), ACHIEVING A RENTAL YIELD OF 6%
- NEW ISLINGTON LOCATION
- LOCATED CLOSE TO THE NORTHERN QUARTER, ANCOATS & PICCADILLY STATION



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	75	75
(69-80) C		
(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	

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