



1, Harrison Street | Manchester | M4 7BJ

**Asking Price £179,950**



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\*\*\* SUITABLE FOR INVESTORS ONLY \*\*\* 1 BED APARTMENT. Nestled in the vibrant area of Ancoats, Manchester, this charming apartment in the Loom Building offers a perfect blend of modern living and urban convenience. Spanning an impressive 484 square feet, the property features a well-appointed reception room that provides a welcoming space for relaxation and entertainment. The bedroom is thoughtfully designed to ensure comfort, while the bathroom is equipped with contemporary fixtures.

One of the standout features of this apartment is the delightful balcony, which invites you to enjoy fresh air and views of the surrounding area. The property is ideally situated close to the New Islington tram stop, making commuting and exploring the city a breeze.

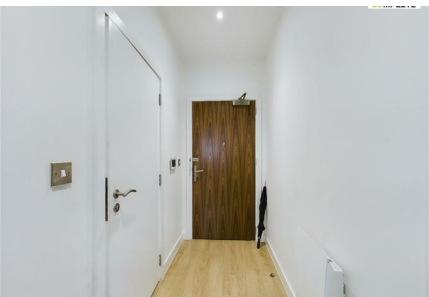
Currently let for £1,000pcm until 15/11/26, achieving a rental yield of 6.7%. This apartment presents an excellent opportunity for both investors and those seeking a stylish home in a sought-after location. Additionally, the presence of an EWS1 form provides peace of mind regarding the building's safety and compliance.

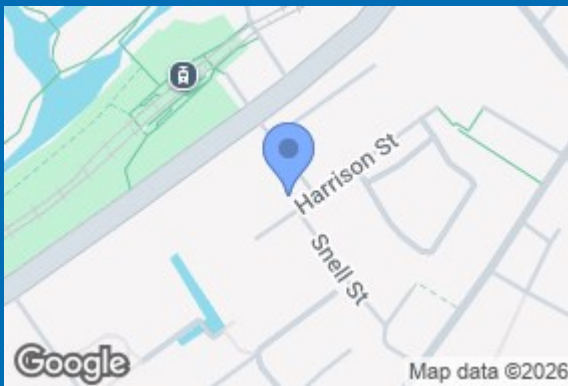
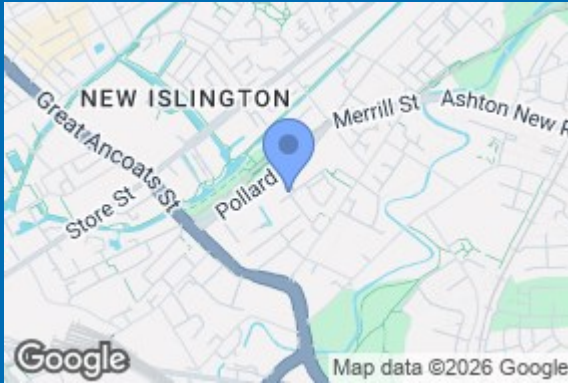
Whether you are looking to invest or find a new home, this apartment in Ancoats is a fantastic choice, combining modern amenities with the charm of one of Manchester's most exciting neighbourhoods. Don't miss the chance to make this property your own. EWS1 Form in place.

- ONE BEDROOM APARTMENT
- BALCONY
- FITTED KITCHEN
- 484 SQ FT
- CLOSE TO THE NORTHERN QUARTER, ANCOATS & PICCADILLY STATION
- 4TH FLOOR
- SPACIOUS LIVING & DINING ROOM
- BATHROOM WITH SHOWER OVER BATH
- CURRENTLY LET FOR £1,000PCM UNTIL 15/11/26, ACHIEVING A RENTAL YIELD OF 6.7%
- NEW ISLINGTON LOCATION









Energy Efficiency Rating	
	Current Potential
Very energy efficient - lower running costs	
(12 plus) <b>A</b>	
(81-91) <b>B</b>	84 84
(69-80) <b>C</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	
England & Wales	EU Directive 2002/91/EC

68 Quay Street  
Manchester  
M3 3EJ  
0161 513 2034  
hello@thegea.co.uk  
www.thegea.co.uk