



**HISTORIA**  
ESTATE AGENTS



## Flat 28, 1, Loom Building Harrison Street

**£245,000**

**Leasehold**

CASH PURCHASE  
TENANT IN SITU

Upon entering, you are greeted by a stylish reception room, ideal for entertaining guests or simply relaxing after a long day. The apartment features two well-appointed bedrooms, offering privacy and comfort for residents or guests. With two bathrooms, convenience is key, ensuring no morning queues for showers.

Built in 2021, this apartment exudes contemporary charm and provides all the modern amenities one could desire. Whether you are looking for a new home or an investment opportunity, this property is sure to meet your needs.



### Public Sale

For sale by PUBLIC SALE (Modern Auction – T&C's apply

This property is for sale by the Modern Method of Auction.

This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyer's solicitor. This time allows buyers to get in place any mortgage finance required (subject to lending criteria, affordability and survey).

Auction Fees: The purchase of this property may include associated fees not listed here, as it is to be sold via auction. To find out more about the fees associated with this property please call John Mackie at Mistoria Estate Agents on 0800 500 3015

The buyer will be required to sign a Reservation Agreement and make payment of a non-refundable Reservation Fee. The Reservation Fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Further clarification on this must be sought from your legal representative.

The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

Buyers will be required to go through an identification verification process and provide proof of how the purchase would be funded.

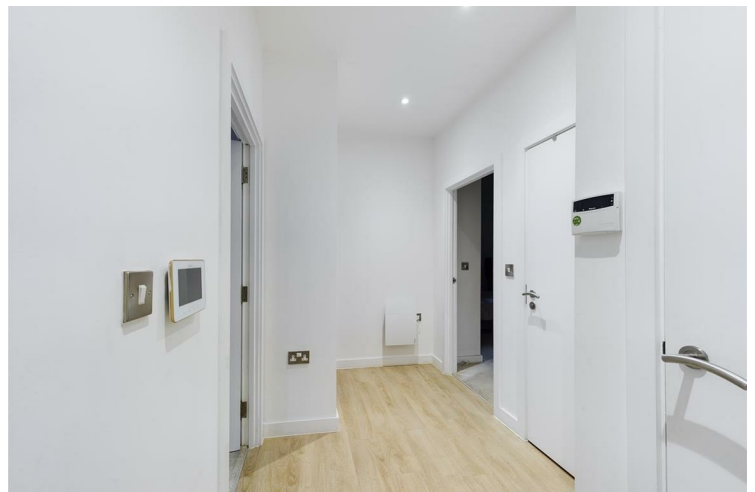
\*Guide Price: This is an indication of the seller's minimum expectation at auction and given as a "Guide Price" or a range of "Guide Prices". This is not necessarily the figure a property will sell for and is subject to change prior to the auction.

Reserve Price: Each auction property will be subject to a "Reserve Price" below which the property cannot be sold at auction. Normally the "Reserve Price" will be set within the range of "Guide Prices" or no more than 10% above a single "Guide Price."

A Legal Pack will be made available for this property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding.

TO MAKE A BID – Please contact our office for more details.

\*\*\*\*\*





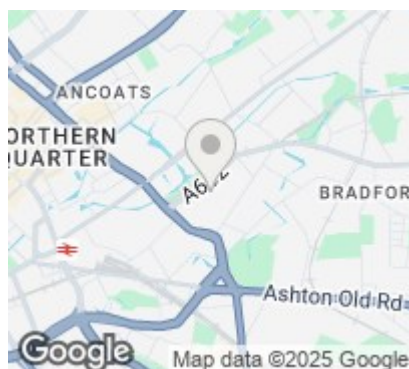


Approximate total area<sup>(1)</sup>  
739.69 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Worsley Mistoria  
31 Memorial Road  
Walkden, Worsley  
Manchester  
M28 3AG

0161 790 3999  
info@mistoria.co.uk  
mistoria.co.uk

