



**501 BS41 20 LOOM STREET  
MANCHESTER, M4 6AN**


**£1,350 PCM**

Located in the very heart of Ancoats urban village, close to St Peters Church and Cutting Room Square sits BS41, one of the areas most recent developments. This location is situated in a quiet side street, providing peace and quiet whilst simultaneously giving you a true city living experience with local shops, cafes, restaurants, and bars a short walk away. In close proximity to both Victoria and Piccadilly stations, as well as the Arndale Shopping Centre.

Positioned on the fifth floor, this newly renovated apartment briefly comprises; an entrance hallway, two true double bedrooms with the master bedroom benefitting from en-suite facilities, there is a further contemporary main bathroom suite, a separate fitting kitchen with integrated appliances leads through to a large bright living space with ample room for dining facilities. Further boasting a secure gated parking space, this apartment is fully furnished to a high standard and available 29th of July 2024

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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

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