



4 Harrison Street | Manchester | M4 7BF

**Asking Price £230,000**





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\*\*\* SUITABLE FOR INVESTORS ONLY \*\*\* 2 BED, 2 BATH WITH PARKING. Nestled in the vibrant heart of Manchester, the Loom Building presents an exceptional opportunity for both investors and those seeking a stylish urban residence. This contemporary apartment, situated on the third floor, boasts a generous 818 square feet of living space, thoughtfully designed to maximise comfort and functionality.

The property features a welcoming reception room that flows seamlessly into a modern kitchen, perfect for entertaining or enjoying quiet evenings at home. With two well-proportioned bedrooms, this apartment is ideal for professionals or small families. The two bathrooms provide convenience and privacy, ensuring that morning routines run smoothly.

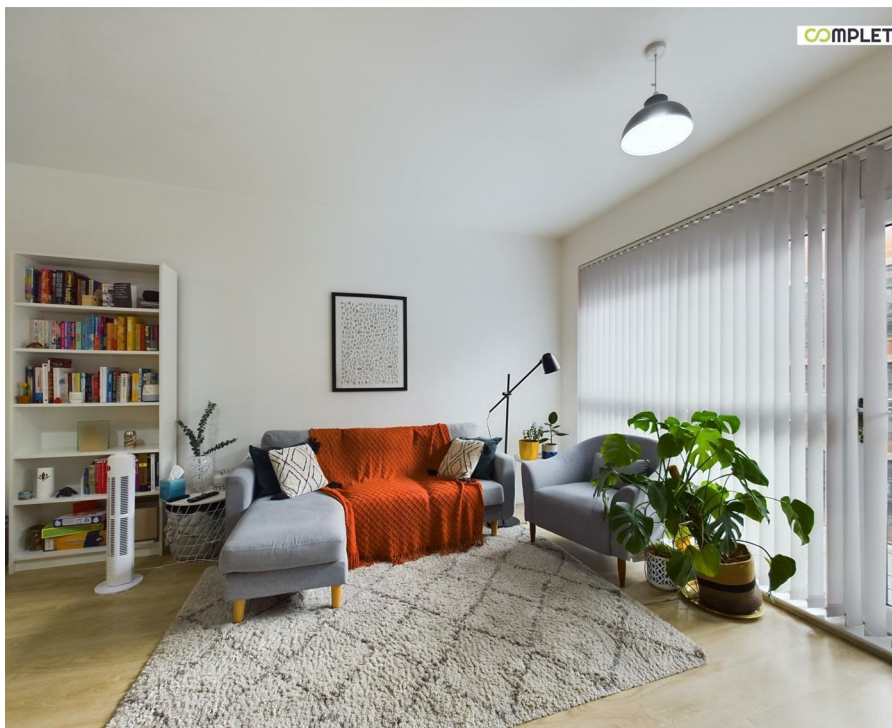
One of the standout features of this apartment is the delightful balcony, offering a private outdoor space to unwind and enjoy the views of the bustling city below. Additionally, the property comes with allocated parking, a valuable asset in this sought-after area.

Currently let for £1,250 per calendar month until 28th May 2026, this apartment achieves a commendable rental yield of 6.5%, making it an attractive investment opportunity. Its prime location near Ancoats and the Northern Quarter places residents within easy reach of a plethora of shops, restaurants, and cultural attractions, enhancing the appeal of city living.

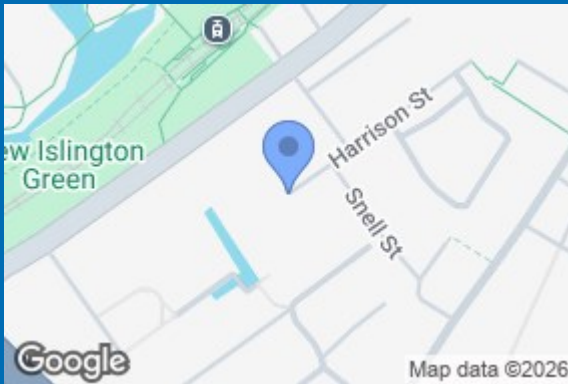
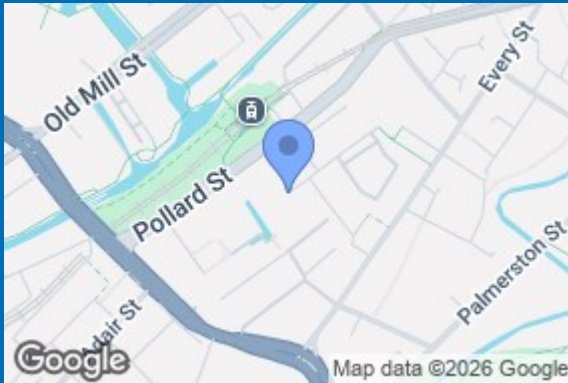
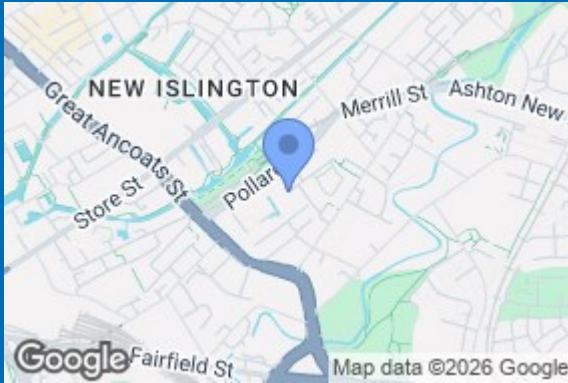
In summary, this apartment in the Loom Building is a perfect blend of modern living and investment potential, set in one of Manchester's most desirable neighbourhoods. Whether you are looking to invest or find your new home, this property is not to be missed. EWS1 Form in place.

- TWO BEDROOM APARTMENT
- BATHROOM & EN SUITE
- 3RD FLOOR
- PARKING
- BALCONY
- 818 SQ FT
- SPACIOUS OPEN PLAN LIVING & DINING ROOM
- INTERCOM
- MODERN DEVELOPMENT
- NEW ISLINGTON / ANCOATS LOCATION









Energy Efficiency Rating	
	Current Potential
Very energy efficient - lower running costs	
(12 plus) <b>A</b>	
(81-91) <b>B</b>	81 81
(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

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