



Harrison Street | Manchester | M4 7BJ

**Asking Price £240,000**

The  
**GOOD  
ESTATE**  
AGENCY



Harrison Street | New Islington  
Manchester | M4 7BJ  
Asking Price £240,000

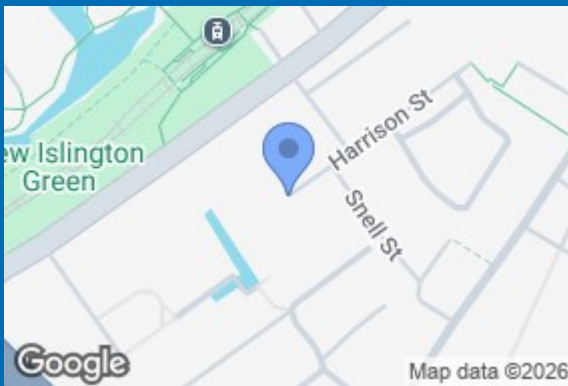
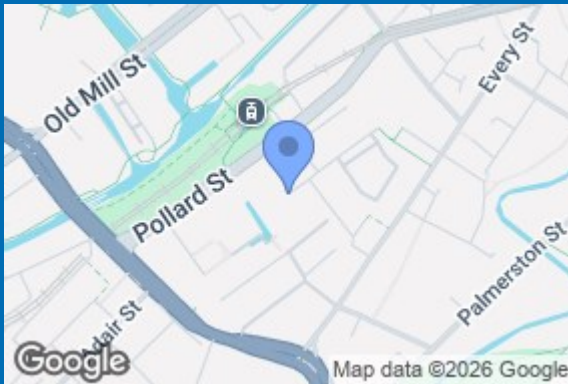
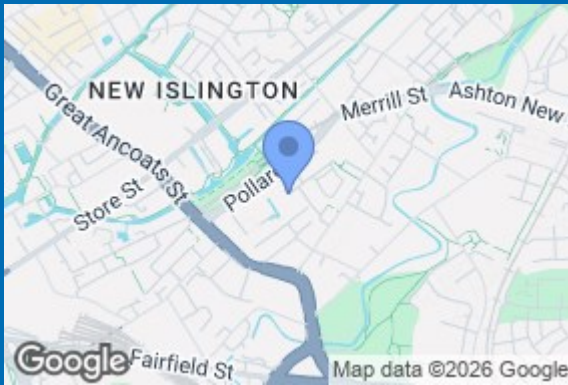
1 BEDROOM APARTMENT. An excellent, fourth floor apartment in the Loom Building, Ancoats, Manchester. The property, totalling 484 sq ft, comprises: entrance hall, storage area, spacious open plan living and dining room through to fully fitted kitchen, double bedroom and stylish house bathroom with shower over bath. Further benefits include video intercom. Located next to New Islington tram stop, within walking distance of The Northern Quarter and Piccadilly Train Station. Currently let for £1,015pcm until 2/3/26, achieving a rental yield of 5.1%. EWS1 Form in place.



- ONE BEDROOM APARTMENT
- 4TH FLOOR
- SPACIOUS LIVING & DINING ROOM
- HOUSE BATHROOM WITH SHOWER OVER BATH
- CLOSE TO THE NORTHERN QUARTER, ANCOATS & PICCADILLY STATION
- 484 SQ FT
- NEW DEVELOPMENT
- FULLY INTEGRATED KITCHEN
- CURRENTLY LET FOR £1,015PCM UNTIL 2/3/26, ACHIEVING A RENTAL YIELD OF 5.1%
- NEW ISLINGTON LOCATION







Energy Efficiency Rating	
	Current Potential
Very energy efficient - lower running costs	
(12 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	83 83
(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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