



Apartment 504 BS41, 20 Loom Street, Manchester, M4  
**£200,000**



**\*\* SECURE ALLOCATED PARKING \*\* EWS1 FORM WITH B1 RATING \*\*** This bright two bedroom apartment occupies a prime location at the very heart of Ancoats, arguably the most popular region of the city. It's a mere few seconds walk from Cutting Room Square and scores of award winning bars and restaurants including Mana, Indian Affair and Erst. The well presented property is positioned on the fifth floor and is within easy reach of New Islington Marina, Piccadilly train station and the equally vibrant Northern Quarter. The accommodation boasts floor to ceiling windows in each of the primary rooms and briefly comprises; entrance hall, inviting living room with rooftop views, modern kitchen with integrated appliances, two double bedrooms and upgraded three piece bathroom suite. A secure allocated parking on the lowest level of the building is included. EPC rating C.

Lease: 125 years from 2005  
 Annual Ground Rent: £304.63  
 Annual Service Charge: £3241.80  
 Management Company: Premier Estates

- FIFTH FLOOR POSITION
- SECURE ALLOCATED PARKING SPACE
- PRIME LOCATION AT THE HEART OF ANCOATS
- SUITABLE FOR MORTGAGE BUYERS
- EPC RATING C
- BRIGHT TWO BEDROOM APARTMENT
- SECONDS FROM CUTTING ROOM SQUARE
- NO ONWARD CHAIN
- EWS1 FORM WITH B1 RATING
- SHORT WALK FROM NORTHERN QUARTER & NEW ISLINGTON TRAM STOP

