

RESIDE
MANCHESTER

# Loom Building 1 Harrison Street

New Islington, Manchester, M4 7BJ

**Asking Price £230,000**

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# 100 Loom Building 1 Harrison Street

New Islington, Manchester, M4 7BJ







A stunning top-floor apartment in The Loom Building, which is located perfectly in New Islington/Ancoats. This apartment is spacious throughout and has a large open plan living/kitchen area, balcony, two double bedrooms, a large bathroom & en-suite bathroom.

The property is situated next to New Islington Metrolink and only a short walk to both Piccadilly Train Station and Victoria Station for longer commutes outside of Manchester City Centre. It is a short walk to Urban Exchange, where you will find an Aldi as well as a Pure Gym. Just another five-minute walk and you are in the Northern Quarter, which has perfect spots for brunch, shopping and cocktails.

Please call the sales team on 0161 837 2840 to arrange a viewing!

## The Tour

Loom Building is a part of the popular Vulcan Mill development in New Islington.
The apartment briefly comprises of an open plan kitchen/living room with access on to small balcony, two double bedrooms, master with an open en-suite and a modern family bathroom.



You enter into a spacious hallway with laminate flooring throughout. Storage cupboard housing a washing machine and an intercom system.

Living Room/Kitchen: Integrated fridge, freezer and dishwasher. Cooker with hob and extractor fan. Access to balcony from living room, TV satellite point and wall mounted electric heaters.



Bedrooms: Fully carpeted bedrooms with TV and satellite points in the primary bedroom.

En-Suite: Tiled shower room offering a three piece suite with a heated towel rail.

Bathroom: Tiled bathroom offering a three piece suite and a shower over the bath with a heated towel rail.







## The Area

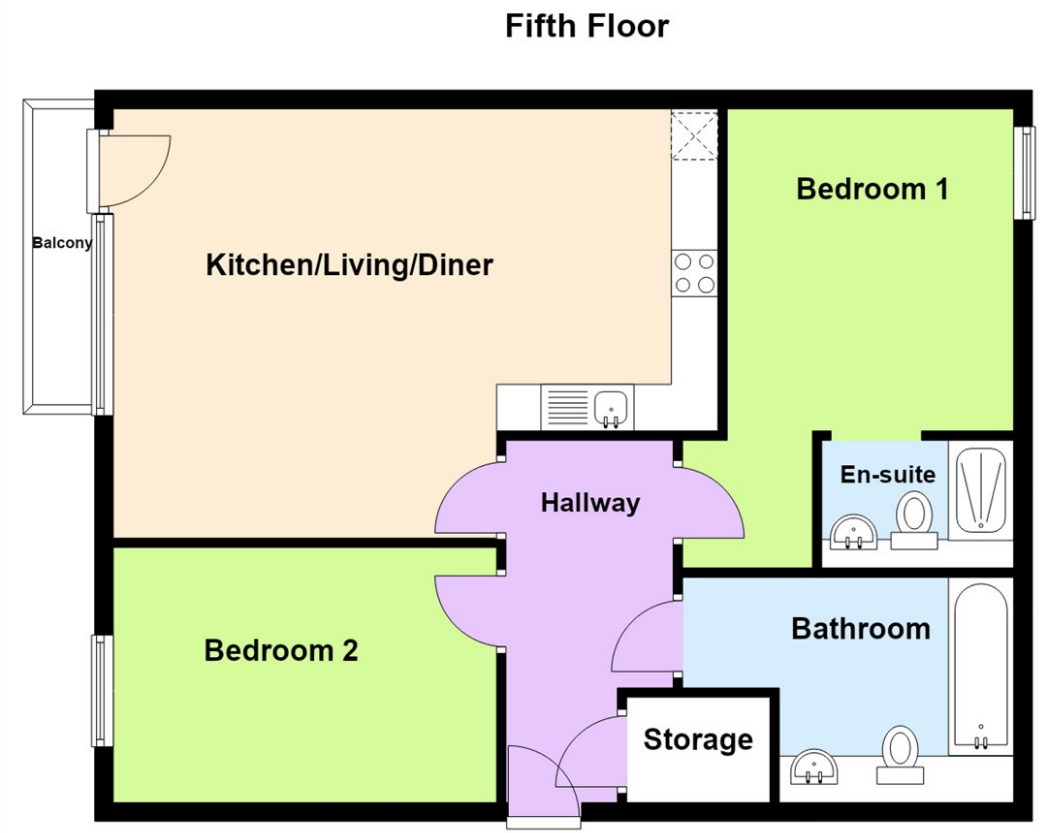
New Islington is one of Manchester's most exciting and vibrant neighbourhoods and has undergone a 20-year regeneration transforming the area into one of the UK's Best Places to Live in the UK according to the Sunday Times. New Islington is rich in green, open spaces so you can enjoy being outdoors, without compromising on the delights of the city – which is just a few minutes walk away. There are many bars and restaurants on your doorstep such as Cask, Pollen Bakery, Flawd Wine Bar and many more with Cutting Room Square only a short walk away.

## Lease Information

Length of lease: 242 years remaining
Service charge: £1,600 per annum
Ground rent: £250 per annum

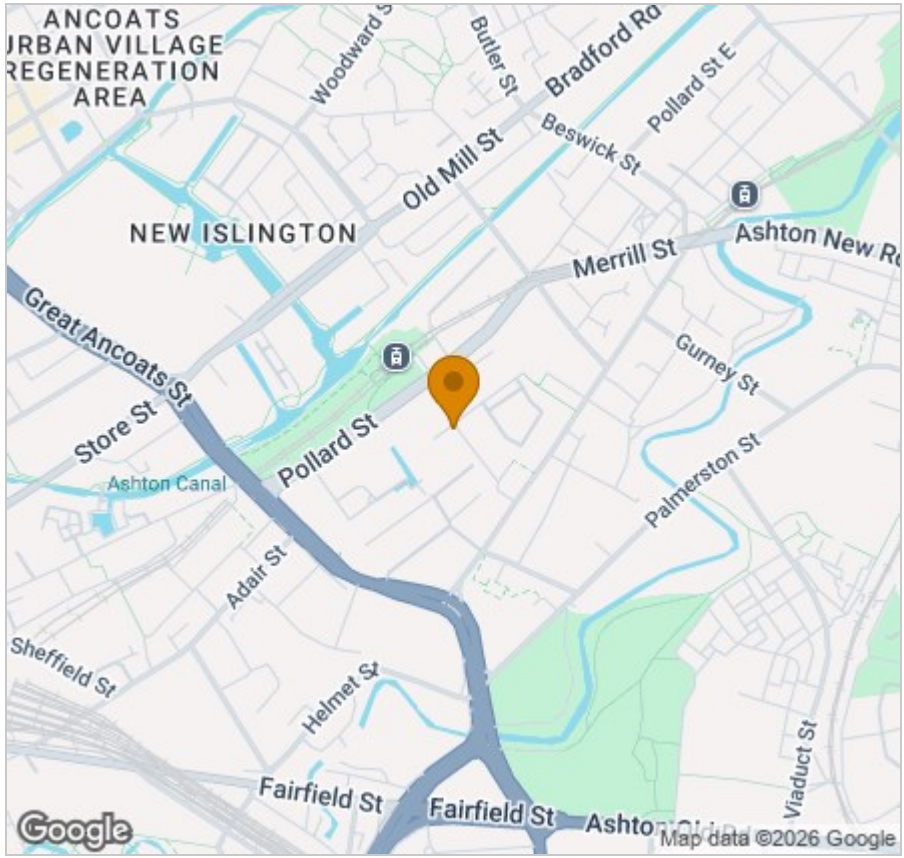
- Two Double Bedrooms
- Two Bathrooms
- Top Floor Apartment
- Private Balcony
- Close To New Islington Tram
- EPC Rating C
- EWS1 Form Available
- Open-Plan Living

## Floor Plan

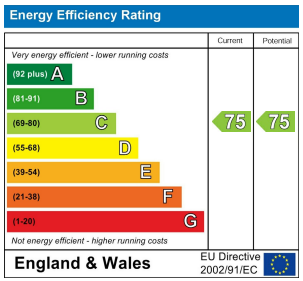


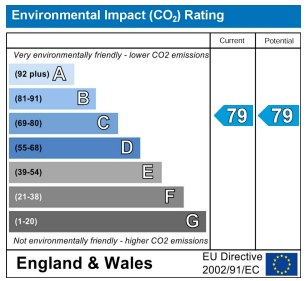

Total area: approx. 72.3 sq. metres (778.7 sq. feet)

## Area Map




## Energy Efficiency Graph




## Viewing

Please contact our Reside Manchester Office on 0161 837 2840
if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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