



# Apt 1 The Loom Building, Harrison Street, Manchester, M4 7BF

Jordan Fishwick are pleased to have for sale this exquisite two bedroom apartment found on the ground floor of the loom building located on Harrison Street in Manchester. As you step into the apartment, you will be greeted by a bright and airy atmosphere, enhanced by large windows that allow natural light to flood the rooms. The open-plan layout creates a seamless flow between the living, dining, and kitchen areas. The kitchen is equipped with integrated appliances contemporary fixtures and fittings. The living area offers ample space for relaxation, while the bedroom promises a peaceful retreat at the end of the day. There is an en-suite and a family sized bathroom both with modern fixtures and fittings. EWS-1 FORM IN PLACE. NO CHAIN. RENTAL YIELD OF 6.71% MORTGAGE BUYERS WELCOME.

## Offers Over £214,500

### Viewing arrangements

Viewing strictly by appointment through the agent  
245 Deansgate, Manchester, M3 4EN 0161 833 9499 opt 3

### The Building

Situated in a prime location, The Loom Building is surrounded by an array of amenities, including shops, restaurants, and cultural attractions, ensuring that everything you need is just a stone's throw away. The vibrant atmosphere of Manchester adds to the appeal, with its rich history and lively arts scene.

### Kitchen / Lounge

13'3" x 19'0"

The kitchen and lounge are open plan with wooden laminate flooring, spot lighting, electrical power sockets and an electrical heater. The kitchen includes wall and base units with complimentary kitchen worktop, under cabinet lighting,

integrated oven/hob, extractor fan, fridge / freezer and dishwasher, tiled splashback.

### Bedroom One

13'5" x 8'11"

The first bedroom which is well presented features fitted carpets, spot lighting, electrical heater, electrical power sockets, double glazed UPVC window.

### Bedroom Two

11'5" x 12'0"

The spacious second bedroom features, fitted carpets, spot lighting, electrical power sockets, double glazed upvc window, glass sliding door leading to the en-suite shower room

## En-Suite

7'7" x 7'6"

Fully tiled ensuite with enclosed shower cubicle, shower attachment with mixer, fitted mirror, hand wash basin and WC, chrome heated towel rail.

## Bathroom

7'7" x 6'5"

Fully tiled bathroom, shower attachment with mixer, fitted mirror, hand wash basin, WC, heated chrome towel rail.

## Additional Information

Annual Service Charge- £2,456.00

Ground Rent- £250.00

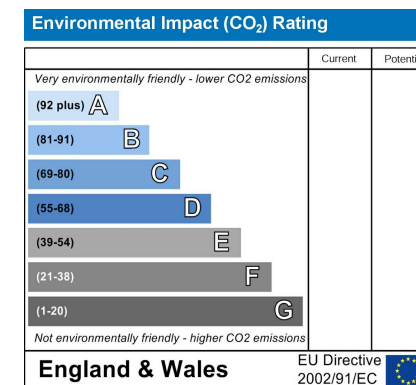
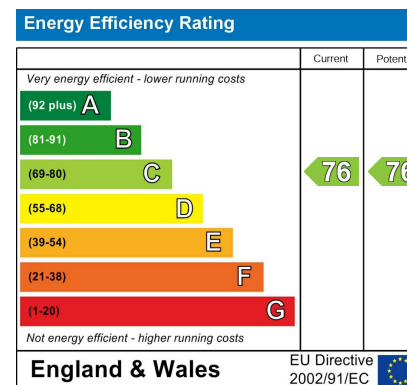
Leasehold- 250 years from 2017

Council Tax Band- C

EPC - C

## Agents Notes

To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.







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