



4 Harrison Street | Manchester | M4 7BF

Asking Price £225,000

The
**GOOD
ESTATE**
AGENCY

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*** SUITABLE FOR INVESTORS ONLY *** 2 BED, 2 BATH APARTMENT WITH BALCONY. Nestled within the vibrant Loom Building in New Islington, Manchester, this splendid two-bedroom apartment offers a perfect blend of modern living and urban convenience. Spanning an impressive 739 square feet, the property features an open-plan living area that creates a spacious and inviting atmosphere, ideal for both relaxation and entertaining.

The apartment comprises two well-proportioned double bedrooms, with the master bedroom benefiting from an en suite bathroom, providing a touch of luxury and privacy. A second bathroom serves the remaining bedroom and guests, ensuring comfort for all residents. Situated on the second floor, the apartment is accessible via an intercom system, enhancing security and ease of access.

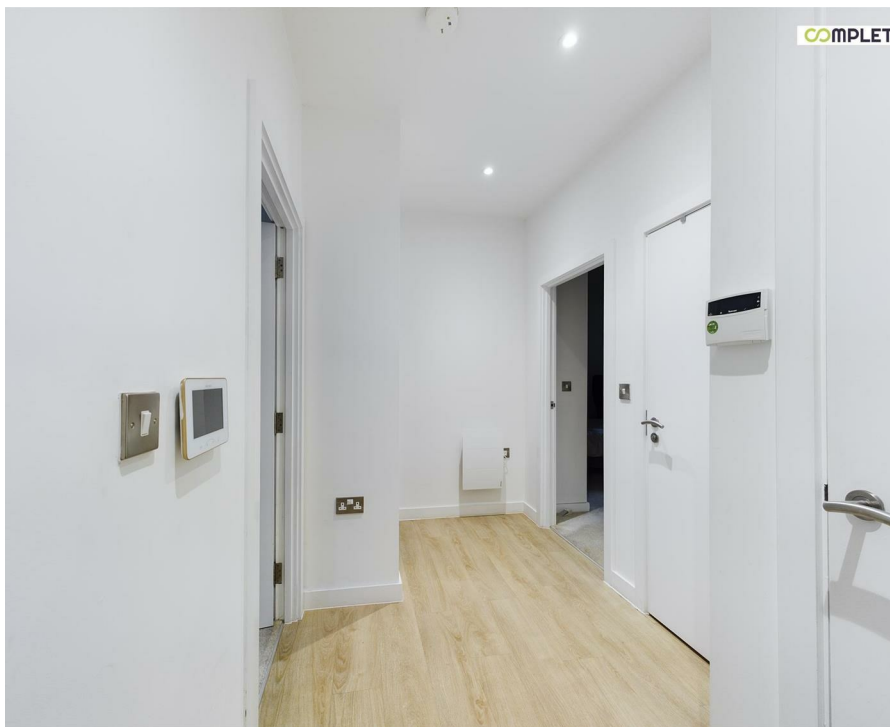
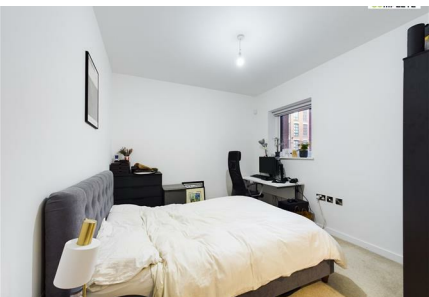
Currently let at £1,350 per calendar month until 31st October 2026, with a break clause, this property presents an attractive investment opportunity, boasting a rental yield of 7.2%.

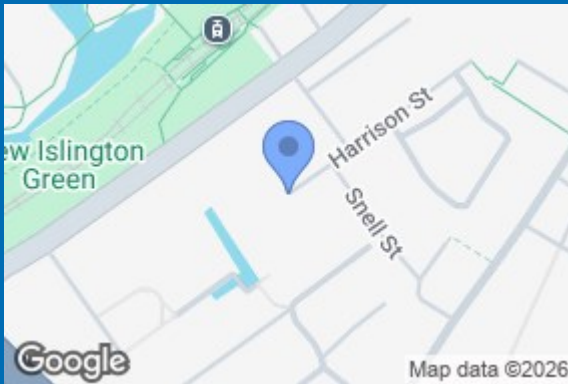
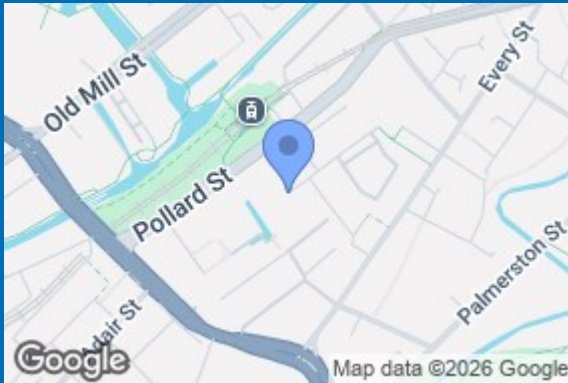
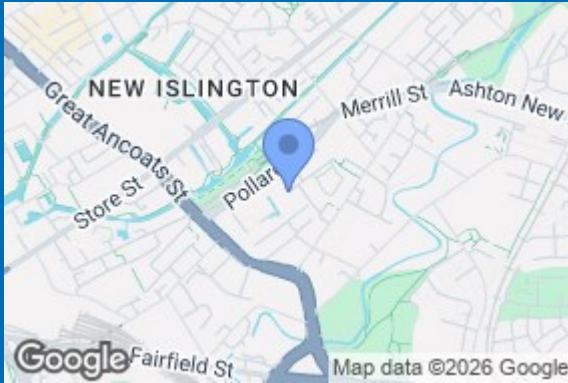
The location is truly exceptional, with New Islington offering a vibrant community atmosphere. Just a short stroll away, you will find the trendy areas of Ancoats and the Northern Quarter, both renowned for their eclectic mix of eateries, bars, and shops. Additionally, Manchester city centre is within easy reach, providing a wealth of amenities and cultural experiences.

This apartment is not just a home; it is a lifestyle choice, perfect for those seeking a contemporary living space in one of Manchester's most sought-after locations. Whether you are looking to invest or to find your next home, this property is sure to impress. EWS1 Form in place.

- TWO BEDROOM APARTMENT
- 2ND FLOOR
- BALCONY
- FULLY INTEGRATED KITCHEN
- LOCATED CLOSE TO THE NORTHERN QUARTER, ANCOATS & PICCADILLY STATION
- SPACIOUS OPEN PLAN LIVING & DINING ROOM
- 739 SQ FT
- VIDEO INTERCOM SYSTEM
- HOUSE BATHROOM WITH SHOWER OVER BATH
- NEW ISLINGTON LOCATION







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(12 plus) A			
(81-91) B			
(69-80) C		80	80
(54-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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