



# Loom Building, Harrison Street

£245,000 Leasehold

2 bed 2 bath apartment

## Description

This spacious and contemporary 2-bedroom, 2-bathroom apartment offers the perfect blend of modern living and serene canal-side views.

Located in the sought-after New Islington area of Manchester, this open-plan home is designed for comfort and style, with expansive living and dining spaces that flow seamlessly into a fully equipped kitchen. The apartment also boasts a private balcony, ideal for relaxing or entertaining while overlooking the tranquil canal. The generous master bedroom comes with an en-suite bathroom, while the second bedroom is equally spacious, perfect for guests or a home office.

The Loom at Vulcan Mill is a contemporary development located in a picturesque, green setting by the Ashton Canal. The building, rich in history, was once the site of one of Manchester's major metalworks factories.

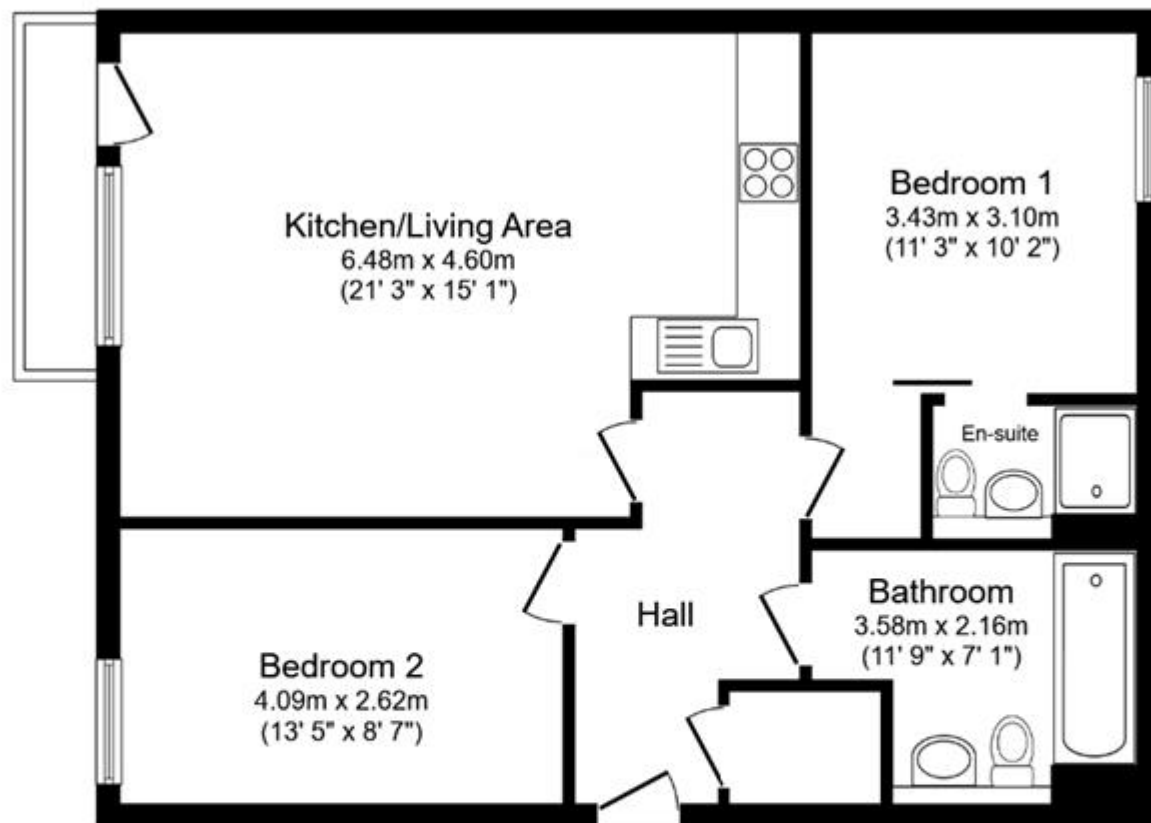
With its prime location within walking distance of Piccadilly Train Station and just a stone's throw from local shops, trendy bars, and the vibrant Northern Quarter, this apartment offers both the calm of waterside living and the buzz of city life.

Don't miss the chance to experience the best of both worlds in this exceptional property.



Council Tax Band: C (Manchester City Council)  
Tenure: Leasehold (241 years)  
Ground Rent: £250 per year  
Service Charge: £2,690 per year

**Tenure**  
Leasehold



### Floor Plan

Floor area 70.8 sq.m. (762 sq.ft.)

Total floor area: 70.8 sq.m. (762 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>80</b>	<b>80</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		

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