



## 22 Loom Street, Manchester

**Asking Price Of £210,000**

Welcome to the market this contemporary duplex apartment located on Loom Streets, Ancoats. The apartment is located on the top floor and comprises of two spacious double bedrooms, one of which has a complimentary three piece ensuite, a large open plan living and kitchen area, a private terrace and an abundance of storage space. Located on the second floor, you will find the open plan living and kitchen area which provides access to your own private roof terrace which provides far reaching views out across Manchester.

- Two Double Bedrooms
- Two Bathrooms
- Duplex Apartment
- Sixth Floor
- Sun Terrace
- Open Plan Living and Kitchen Area
- Located in Ancoats
- Fantastic Array of Local Amenities

**GENERAL**

Service Charge: £3,039.36  
 Ground Rent: £304.63  
 Lease: 125 Years from March 2005 (106 years remaining)  
 Square Footage: 715 sqft  
 Council Tax Band: C (£1,838)  
 Management Company: Premier Estates

**DESCRIPTION**

Ancoats is a vibrant and historic neighborhood that beautifully blends the charm of its industrial past with modern urban living. This remarkable area boasts an eclectic mix of trendy cafes, artisan eateries, and lively bars, all set against a backdrop of stunning Victorian architecture and contemporary developments.

**HALLWAY**

Carpeted flooring, ceiling lights, access to storage cupboard with plumbing for washing machine, access to cupboard housing the boiler, wall mounted heater, intercom.

**BATHROOM**

Accessed via the hallway, a three piece bathroom comprising bath with shower attachment over, WC, sink with mixer tap, heated towel rail, partially tiled walls, tiled flooring, extractor and spotlights.

**BEDROOM**

Double glazed window, carpeted flooring, wall mounted heater, phone/TV point and ceiling lights.

**LIVING ROOM**

Double glazed sliding doors onto balcony, carpeted flooring, wall mounted heater, phone/TV point and ceiling lights.

**KITCHEN**

Open plan to the living area, the kitchen comprises wall and base units, integrated fridge/freezer, integrated dishwasher, built-in oven with four ring hob and extractor over, stainless steel sink with mixer tap and drainer, laminate flooring, spotlights and extractor.

**BEDROOM**

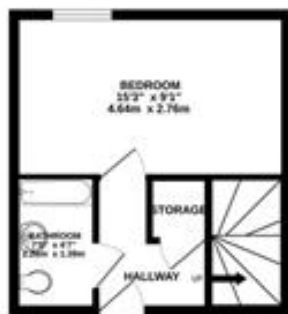
Double glazed window, carpeted flooring, wall mounted heater, phone/TV point, ceiling lights and entrance to the ensuite.

**ENSUITE**

Accessed via the master bedroom, the ensuite comprises of a shower cubicle, WC, wash hand basin with mixer tap, heated towel rail, partially tiled walls, tiled flooring, extractor and spotlights.



SIXTH FLOOR  
256 sq ft (23.7 sq m.) approx.



FIFTH FLOOR  
464 sq ft (42.7 sq m.) approx.



TOTAL FLOOR AREA: 715 sq ft (66.4 sq m.) approx.

While every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used in such by any prospective purchaser. The services, systems and appliances shown here have not been tested and no guarantee as to their operability or efficiency can be given.  
 Made with Intograph 5/2004

**IMPORTANT NOTE TO PURCHASERS:** We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only, and are not precise. If floor plans were included, these may not be to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

