

## Luxury Manchester Apartments

### The Loom at Vulcan Mill – New Islington

The Loom at Vulcan Mill ([Google Maps](#)) is strategically located to the east of Manchester City Centre in the heart of New Islington - an upcoming area going through its urban renaissance. The project is also within walking distance to other key regeneration areas including Ancoats and Piccadilly Basin, which will anchor further development and gentrification in this side of the city.

By foot or tram the site is easily accessible to Manchester city center's key hubs and beyond; with Piccadilly Station, the site of High Speed 2, only a 12 minute walk or a 2 minute tram ride away, the trendy and creative Northern Quarter a 13 minute walk or 6 minute drive away and the Etihad Stadium just a 4 minute tram ride. Surrounded by green, open space and canals while simultaneously having the buzz of the city center just minutes away.





### **Manchester's Key Hubs at Your Fingertips**

The New Islington Metrolink is only 100m from The Loom, meaning that the business and leisure hotspots within the city centre are all less than 15 minutes away by foot, tram or car:

#### Walking Times

- 12 minutes to Piccadilly
- 13 minutes to the Northern Quarter

#### Metrolink Times

- 2 minutes to Piccadilly
- 5 minutes to Piccadilly Gardens
- 11 minutes to Deansgate-Castlefield
- 4 minutes to Etihad Stadium

#### Driving Times

- 4 minutes to Piccadilly
- 4 minutes to Etihad Stadium
- 6 minutes to the Northern Quarter
- 7 minutes to Manchester City Centre

## **Product Highlights**

- Respected and well renowned developer [Artisan](#) have driven major regeneration schemes within the city
- 89 apartments Exclusively Allocated to IPG (101 units in total, the developer will retain 12)
- 32 Parking Spaces (pre-allocated) \*included in price where applicable
- Est Completion Q1 2019
- 1 beds from GBP170,000
- 2 beds from GBP 250,000
- Gross yields up to 5.6%
- 10% on exchange, and a further 5% 6 weeks later



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