



27 Simpson Street | Manchester | M4 4GB

**Asking Price £205,000**



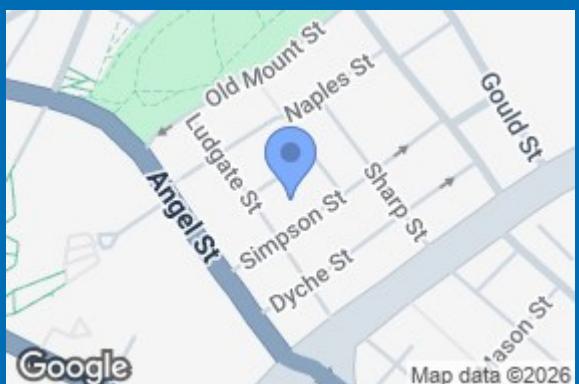
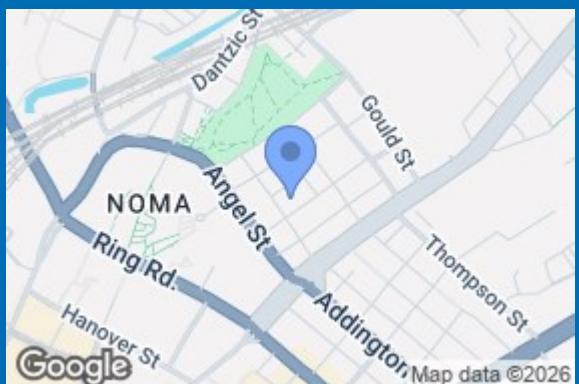
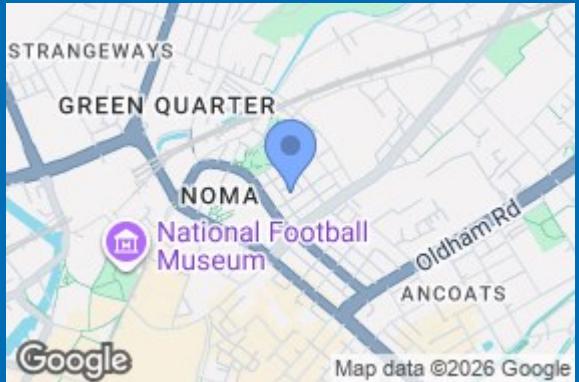
27 Simpson Street | Angel  
Meadows  
Manchester | M4 4GB

1 BED APARTMENT WITH PARKING. An excellent, spacious apartment in the recently completed Halo House development at Angel Meadows. The 5th floor property, totalling 544 sq ft, briefly comprises: entrance hall, storage cupboard, spacious open plan living & dining room through to fitted kitchen, top floor balcony / terrace, double bedroom and house bathroom with shower over bath. Located between Ancoats & Victoria Station, close to the iconic new Coop Building and next to the inner ring road. Currently let for £1,100pcm until 1/10/26, achieving a rental yield of 6.4%. EWS1 Form in place.



- ONE BEDROOM
- 5TH FLOOR
- TOP FLOOR BALCONY / TERRACE
- OPEN PLAN LIVING & DINING ROOM
- FITTED KITCHEN WITH BOSCH APPLIANCES
- STYLISH BATHROOM
- CURRENTLY LET FOR £1,100PCM UNTIL 1/10/26, ACHIEVING A RENTAL YIELD OF 6.4%
- 544 SQ FT
- ANGEL MEADOWS LOCATION
- CLOSE TO VICTORIA STATION





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus)		A	
(81-91)		B	
(69-80)		C	
(55-68)		D	
(39-54)		E	
(21-38)		F	
(11-20)		G	
Not energy efficient - higher running costs			
England & Wales		72	72
EU Directive 2002/91/EC			

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