



27 Simpson Street | Manchester | M4 4GB

Asking Price £205,000

The
**GOOD
ESTATE**
AGENCY

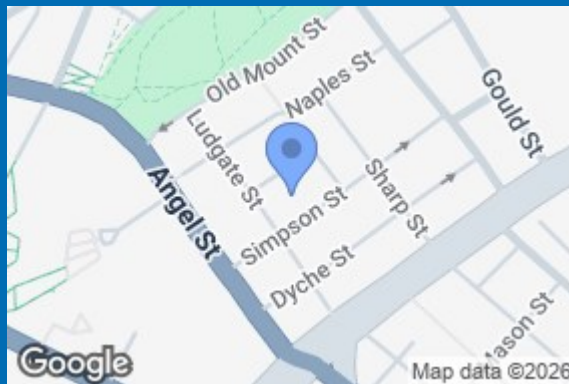
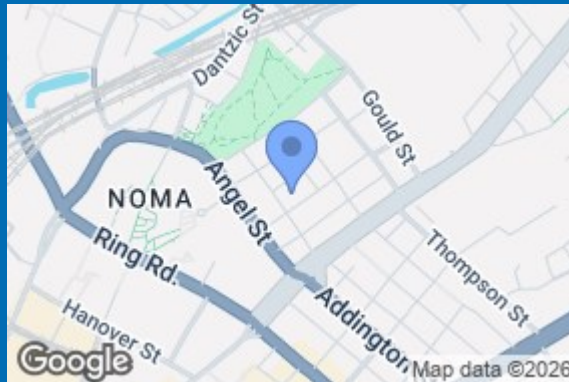
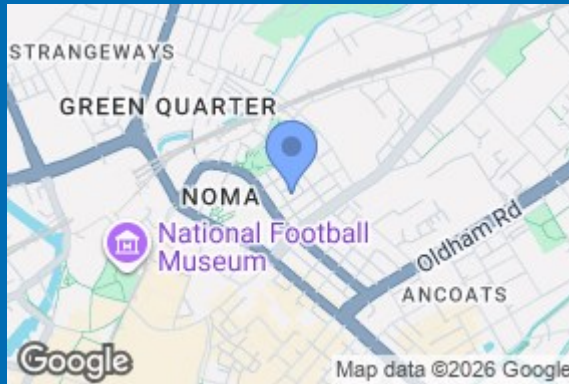
27 Simpson Street | Angel
Meadows
Manchester | M4 4GB

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





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(12 plus) A		
(81-91) B		
(69-80) C	72	72
(55-68) 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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