



*jordanfishwick*

Flat 5 The Linx, 25 Simpson Street, M4  
£995 Per Calendar Month



### The Property

Available Start of December. This Ground Floor Furnished 1 bedroom apartment in The Linx is located in Manchester's popular Northern Quarter close to Victoria Station, The Printworks and Arndale Centre making it convenient for access for City Centre. This apartment comprises of an entrance hallway which leads to an open plan living/dining room and integrated kitchen. Double bedroom & bathroom suite completes the accommodation. No parking. Tax Band C. EPC Rating

**\*VIDEO/ PHOTO OFFERS NOT ACCEPTED - PLEASE BOOK AN IN PERSON VIEWING\***

## The Linx Manchester M4 4AS

£995 Per Calendar Month



- Available Start of December
- Ground Floor Apartment
- Double bedroom
- Furnished
- Tax Band C
- EPC Rating
- No parking
- Close to transport links
- Close to City Centre



| Energy Efficiency Rating                    |         |                            |
|---------------------------------------------|---------|----------------------------|
|                                             | Current | Potential                  |
| Very energy efficient - lower running costs |         |                            |
| (92 plus) A                                 |         |                            |
| (81-91) B                                   |         | 81                         |
| (69-80) C                                   | 72      |                            |
| (55-68) D                                   |         |                            |
| (39-54) E                                   |         |                            |
| (21-38) F                                   |         |                            |
| (1-20) G                                    |         |                            |
| Not energy efficient - higher running costs |         |                            |
| England & Wales                             |         | EU Directive<br>2002/91/EC |





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