

604 THE LINX SIMPSON STREET MANCHESTER, M4 4AS


£1,500 PCM

Welcome to this delightful two-bedroom apartment in the Linx Building on Simpson Street in the vibrant city of Manchester. This property offers a perfect blend of comfort and convenience. As you enter the apartment, you will be greeted by a spacious reception room that is bathed in natural light as well as boasting terrace access, creating a warm and inviting atmosphere. The open-plan layout allows for easy movement between the living area and the well-appointed kitchen, making it perfect for entertaining guests or enjoying quiet evenings at home.

The apartment boasts two generously sized bedrooms, each designed to provide a peaceful retreat. The master bedroom features an en-suite bathroom, ensuring privacy and convenience, while the second bathroom is equally well-equipped, catering to the needs of residents and visitors alike. A standout feature of this property is the lovely terrace, which offers a charming outdoor space to relax and unwind.

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	54	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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