



## Halo, Simpson Street – Offers Over £230,000

This two bedroom apartment is located within the Halo development on Simpson Street which was completed in 2019. Located within a few minutes walk of Victoria train station, Shudehill bus station and the Metrolink, this property has great transport links around and out of the city centre. Positioned on the fourth floor, this property has a spacious living/dining area, open plan kitchen with integrated appliances, modern three piece bathroom and two great-sized double bedrooms.

The master bedroom has the added benefit of having an ensuite bathroom plus access onto the balcony. The property benefits from having vertical blinds fitted to all windows too.

Halo is within easy reach of the Amdale Shopping Centre, Ancoats, the Northern Quarter and the NOMA district offering plenty of convenience stores, bars, shops and restaurants.

- Two Double Bedrooms
- Fourth Floor
- Minutes to Victoria Station
- Minutes to Metrolink Stop
- Two Bathrooms
- Balcony
- High Specification
- Completed in 2019

**GENERAL**

Rental Yield: 5% (Based on expected rental of £950pcm)  
Service Charge: £906.71 pa  
Ground Rent: £300 pa  
Lease: 300 years from 01.01.2018  
Council Tax: D, Aprx £1724.71 pa  
Management Company: Primo  
There is no onward chain with this property.

**HALLWAY**

Laminate flooring, cupboard housing the boiler, ceiling lighting and entrance to:-

**LIVING ROOM**

Double glazed full-height window, laminate flooring, phone/tv point, wall heater and ceiling lighting.

**KITCHEN**

Open plan kitchen comprising range of wall and base units, built-in oven, four ring hob with extractor over, integrated dishwasher, integrated washer/dryer, sink with mixer tap, integrated fridge/freezer, laminate flooring and spotlights.

**MASTER BEDROOM**

Double glazed window, carpeted flooring, wall heater, ceiling lighting and access to the ensuite.

**ENSUITE**

Accessed from the master bedroom, the ensuite comprises shower cubicle, WC, sink with mixer tap, wall mirror, tiled flooring, tiled walls and spotlights.

**BEDROOM 2**

Double glazed window, wall heater, carpeted flooring and ceiling lighting.

**BATHROOM**

Three piece bathroom comprising bath with shower attachment over, WC, sink with mixer tap, wall mirror, tiled flooring, tiled walls and spotlights.

**BALCONY**

Accessed from the master bedroom the balcony has timber decking and glass balustrade.



TOTAL APPROX. FLOOR AREA 700 SQ.FT. (65.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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