





# The Linx Building , Simpson Street, Manchester

£165,000 Leasehold

1 bedroom apartment for sale

## Description

Located in the heart of Manchester, this second-floor one-bedroom apartment is an excellent investment opportunity or ideal for first-time buyers.

The property features an inviting entrance hallway, a spacious open-plan kitchen and living area, a generous double bedroom, and a modern three-piece bathroom.

Residents benefit from a secure coded entrance and lift access to all floors.

Perfectly positioned, the apartment is just moments from Manchester Arndale Centre and within walking distance of Victoria Station, offering superb transport links and city convenience.

Council Tax Band: C (Manchester City Council)

Tenure: Leasehold (130 years)

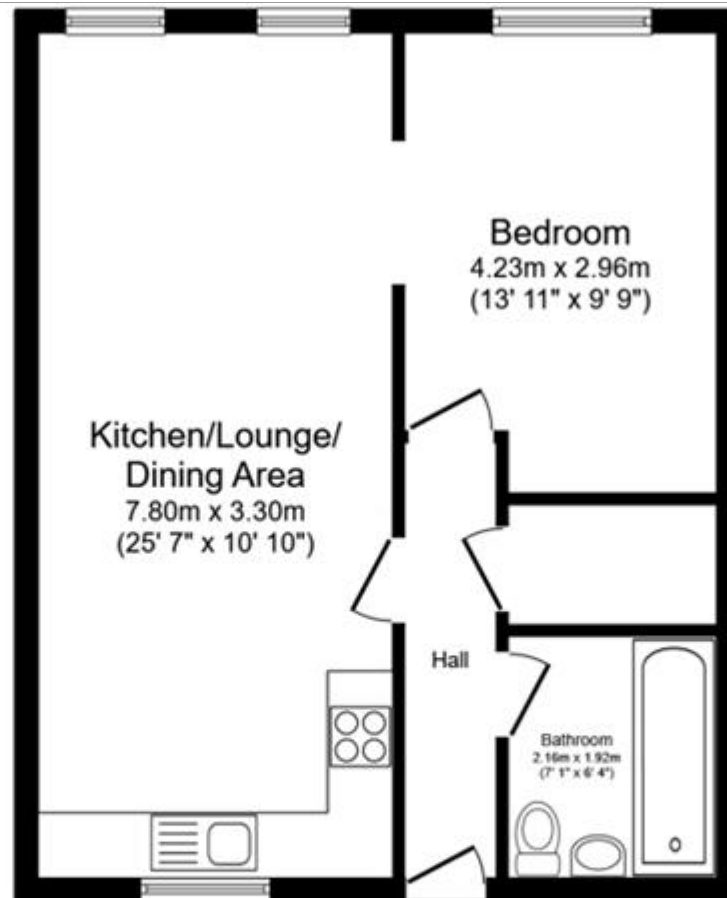
Ground Rent: £112.5 per year

Service Charge: £896.08 per year

## Tenure

Leasehold



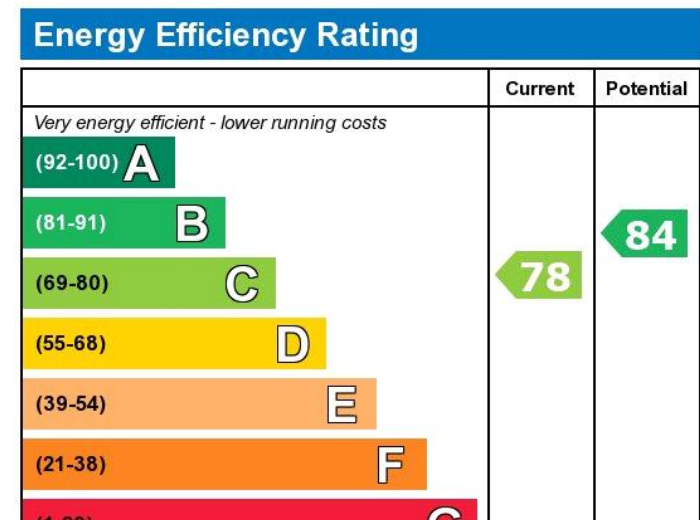
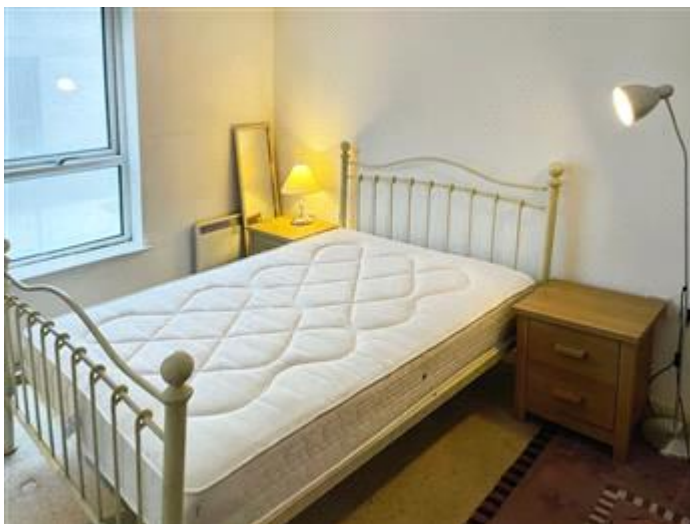


## Floor Plan

Floor area 48.3 m<sup>2</sup> (520 sq.ft.)

**TOTAL: 48.3 m<sup>2</sup> (520 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)



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 NPP Residential - Head Office  
 22 Lloyd Street, Manchester M2 5WA  
 Tel: 0161 639 0050 Email: [info@nppresidential.co.uk](mailto:info@nppresidential.co.uk) Website: <https://nppresidential.co.uk/>