

St George's Island, 5 Kelso Place

Castlefield, Manchester, M15 4GY

Asking Price £230,000

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A stunning two bedroom apartment situated in St Georges Island, Castlefield. This property is offered with no chain and has an underground car parking space - viewings are highly recommended.

The apartment, situated on the 7th floor, comprises a beautifully designed open plan living area and upgraded kitchen, two double bedrooms, two bathroom with a full length balcony with beautiful views of the city.

Located in Castlefield, this building is ideally situated just a stone's throw away from numerous bars and restaurants, including Barca Bar, Albert Shed, and Dukes 92. Manchester City Centre and Spinningfields are both conveniently located within a 10-minute walk.

Cladding works recently completed - EWS1 form now in place.

The Tour

Entering into a large hallway and doors leading to the rest of accommodation.

Lounge/Kitchen: The living area features refurbished wooden flooring, floor to ceiling windows which flood the apartment with natural light. You have access to a spacious, full length balcony which feels private, but provides incredible views of the city. The kitchen includes integrated appliances; oven, hob, dishwasher, integrated fridge/freezer, and tiled flooring.

Bedroom one: Spacious carpeted bedroom with floor to ceiling glass door that has direct access to the balcony, electric wall heater and TV points.

Bedroom two: Spacious double bedroom with wooden flooring and floor to ceiling glass door that has direct access to the balcony, electric wall heater.

Family bathroom: The bathroom is fitted with a Villeroy and Boch 3 piece suite, with shower fittings over a large bathtub, heated towel rail and partially tiled walls and tiled flooring.

En-suite: The ensuite is fitted with a Villeroy and Boch 3 piece suite, with a walk in shower, partially tiled walls and tiled flooring.

The storage cupboard houses a hot water cylinder, washing machine, with the second cupboard providing plenty of storage space.























The Area

Castlefield is an inner-city conservation area. It is a unique and historic district, renowned for its beautifully preserved canals, industrial heritage, and Victorian architecture. The area was once home to the Roman, and its rich history is still visible in the many historical sites and monuments throughout the neighborhood.

The area is home to numerous bars, restaurants, and cafes, as well as a variety of cultural and recreational facilities. The Castlefield Bowl, an outdoor concert venue, is a popular spot for live music events and festivals, while the nearby Museum of Science and Industry provides visitors with an immersive experience of Manchester's industrial history.

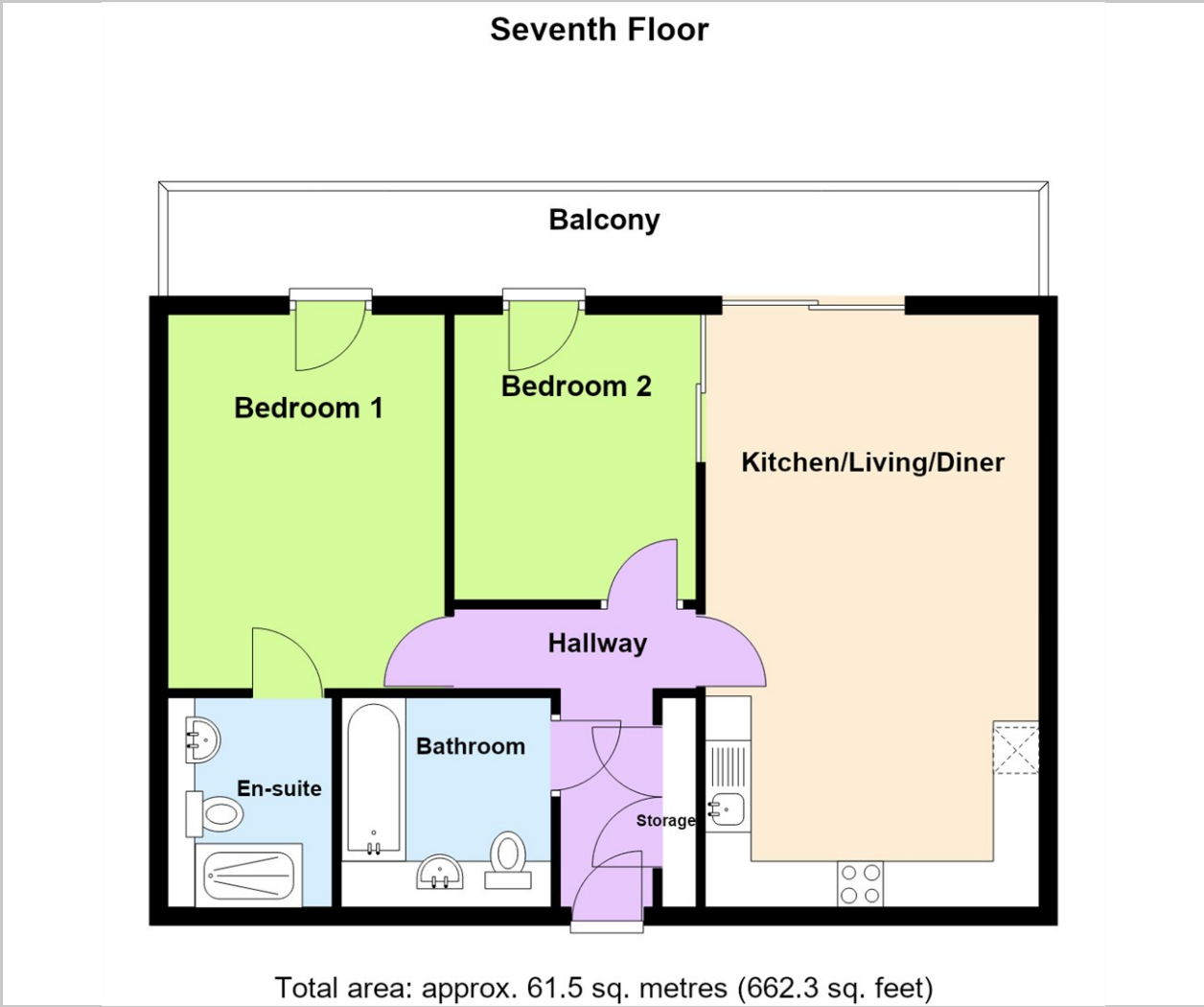
The property is perfectly located as it's only a 5 minute walk to Cornbrook Metrolink or 10 minute walk to Deansgate Metrolink and Train Station.

Lease Information

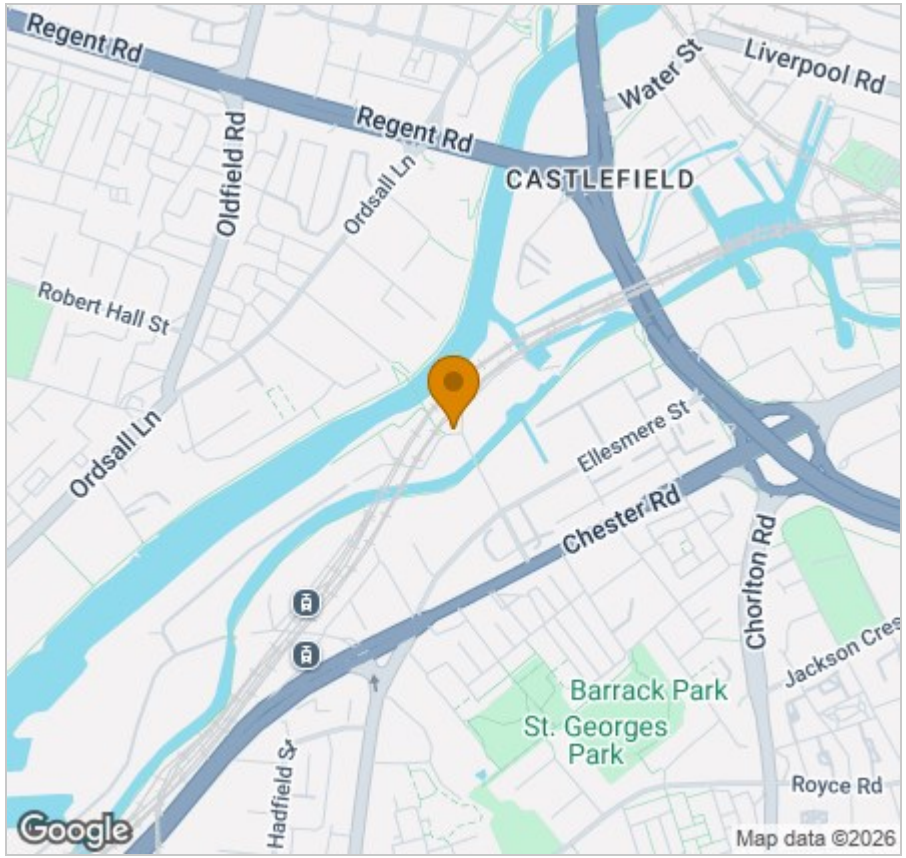
Lease length - 125years from 01 May 2006, 106 years remaining.
Service charge per annum £3271.20
Ground rent per annum- £348.93

- Two Double Bedrooms
- Two Double Bathrooms
- Full Length South Facing Balcony
- Underground Allocated Parking
- Upgraded Kitchen & Flooring
- EPC Rating C
- Castlefield Location
- EWS1 Issued - B1 Rated
- 24 Hour Concierge
- Amazing Views

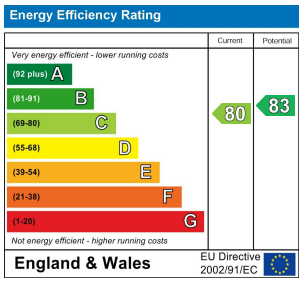
Floor Plan

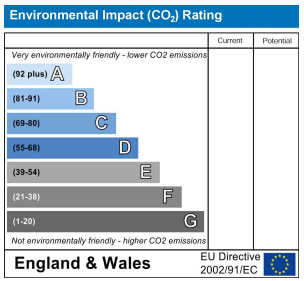


Area Map



Energy Efficiency Graph





Viewing

Please contact our Reside Manchester Office on 0161 837 2840
if you wish to arrange a viewing appointment for this property or require further information.

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