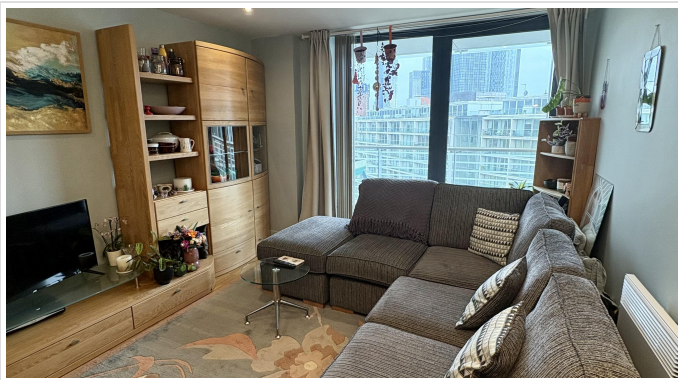


1 Bed Apartment In 2 Kelso Place , Manchester, M15 4GQ

£185,000





SHORT DESCRIPTION

Property Ref: 15717 A suburb one bedroom apartment on 8th floor with parking and canal views at the sought after St Georges Island development by Dandara. Situated on the banks of the canal with idyllic views over the skyline of Manchester from the full length feature balcony. Located on the 8th floor with a view of Bridgewater Canal and the Manchester skyline. Secure allocated parking included. The property comprises of: entrance hallway with sizeable storage cupboard, plumbed for washing machine, open plan lounge with access to full length balcony, integrated kitchen including fridge freezer and dishwasher, double bedroom with additional access to balcony, bathroom with sizeable mirror and overhead storage. The property is sold with an allocated secure underground car parking space. Spanning the full width of the apartment, and being covered to allow use in any weather, the balcony enjoys superb views of the city skyline, as well as Bridgewater Canal below. Located in historic Castlefield, the area is within walking distance to Manchester City Centre. Local restaurants and gastro pubs include The Wharf, Dukes 92 and Alberts Shed. There are a number of local supermarkets and the property is a 5 minute walk from Cornbrook Metrolink or 10 minutes from Deansgate train station. This is a perfect opportunity for a first time buyer or an investor. The development has been issued an EWS1 form with A1 rating and benefits from 24 hour concierge facilities. Property Type: Apartment Full selling price: £185000.00 Tenure: leasehold Annual service charge: £2,232.46 (includes water) Annual ground rent: £235.73 Length of lease: 125 years from 2006 Management company: Zenith Estimated rental income: £1,100 pcm Council tax: B EPC rating: B Low monthly electricity costs. Measurement: 474 sq.ft. Outside Space: Balcony Parking: Allocated Heating Type: Gas Central Heating Chain Sale or Chain Free: Chain free Possession of the property: Self-occupied



Bed Room(s)



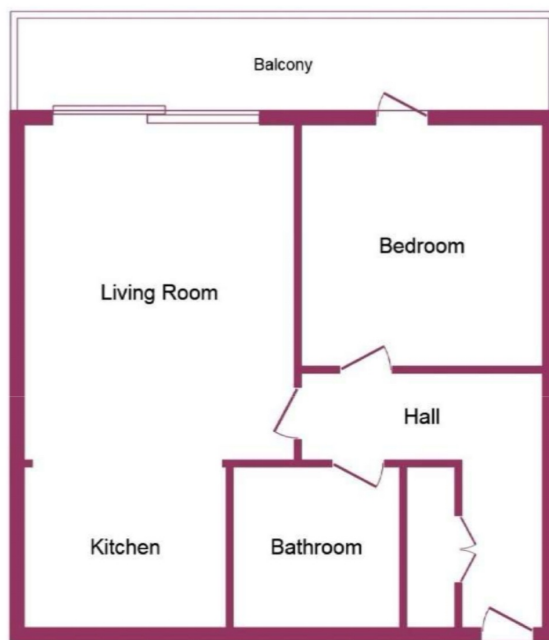
Bath Room(s)



Living Room(s)

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.



Floor Plan

Floor area 44.0 sq.m (474 sq.ft. approx)

EPC GRAPH

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.

Property type	Mid-floor flat
Total floor area	45 square metres
Rules on letting this property	
Properties can be let if they have an energy rating from A to E.	
You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).	
Energy rating and score	
This property's current energy rating is B. It has the potential to be B.	
See how to improve this property's energy efficiency.	
The graph shows this property's current and potential energy rating.	
Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.	
For properties in England and Wales:	
the average energy rating is D the average energy score is 60	
Score Energy rating	Current Potential
92+ A	
81-91 B	82 B
69-80 C	84 B
55-68 D	
39-54 E	
21-38 F	
1-20 G	

Disclaimer: The information displayed about this property comprises a property advertisement. 99home.co.uk (/) will not make no warranty for the accuracy or completeness of the advertisement or any linked or associated information, and 99home has no control over the content. This property advertisement does not constitute property particulars, the property may offer to tenants in same condition as they have seen on time of the viewing. The information is provided and maintained by 99home.co.uk (/)

