



**Kelso Place, Manchester, M15**

**Offers Over: £225,000**

*Leasehold*



## Kelso Place, Manchester, M15

**\*\* OFFERED WITH NO ONWARD CHAIN - TWO BED APARTMENT WITH TWO PARKING SPACES \*\***

Offered to the market with no onward chain, this beautifully presented two-bedroom second floor apartment is the perfect combination of city living and modern comfort. Freshly repainted throughout and located in the sought-after St George's Island development in Kelso Place, this spacious home is ideal for first-time buyers, professionals, or investors looking for an attractive, hassle-free purchase.

The apartment is positioned on the second floor and is easily accessed via a lift from the secure communal entrance or the underground car park, where two allocated parking spaces are included.

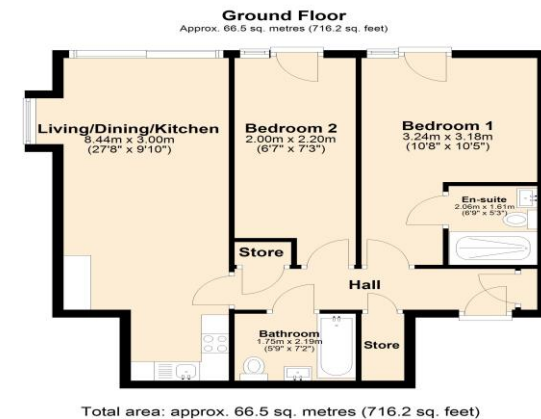
Stepping inside, you're welcomed by a spacious hallway laid with stylish solid wood flooring and complete with generous built-in storage cupboards — ideal for coats, shoes, and day-to-day essentials.

The heart of the home is the bright open-plan living and kitchen area, designed for modern life. The kitchen is fitted with a range of base and eye-level units and features an integrated electric hob and oven, along with a fridge and freezer. The living and dining space offers ample room for free-standing furniture and enjoys abundant natural light thanks to a striking floor-to-ceiling picture window and sliding doors that open onto a private balcony. From here, you can relax and enjoy fantastic views.

The main bedroom is a well-proportioned double room, featuring direct access to the balcony and an en-suite bathroom fitted with a walk-in shower, WC, and wash hand basin. The second bedroom is another generous double, also offering access to the balcony — making it perfect as a guest room, home office, or additional sleeping space.

A stylish main bathroom completes the interior, equipped with a bath and shower over, WC, and wash hand basin.

Situated in the ever-popular St George's Island development, Kelso Place offers the best of both city convenience and waterside tranquillity. Nestled alongside the historic Manchester canals, Deansgate is just a short stroll away, offering a wide selection of restaurants, cafes, bars, and shops, while excellent transport links — including Deansgate-Castlefield Metrolink and Deansgate Station — ensure easy commuting both within Manchester and beyond.



- Leasehold
- 125 years from 1 May 2006
- Ground Rent/ Rent Charge: £314.31PA
- Service Charge: £3,465PA
- EPC Grade C
- Council Tax Band C







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	80	83
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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### Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.