



Kelso Place, Manchester, M15

Guide Price: £230,000

Leasehold

Kelso Place, Manchester, M15

**** OFFERED WITH NO ONWARD CHAIN **** We are delighted to bring to market this beautifully presented two double bedroom apartment situated on the 10th floor of the highly sought-after Kelso Place development, located in the vibrant heart of St George's Island, Manchester City Centre. This stylish apartment benefits from underground allocated parking, a spacious South facing private balcony, and well-maintained communal areas with lift access.

Upon entering the property, you are greeted by a welcoming entrance hall, which includes a large built-in storage cupboard—ideal for coats, shoes, and general storage. The apartment boasts a generously sized open-plan living and dining area, perfect for entertaining or relaxing, with floor-to-ceiling patio doors that lead out to the balcony, offering far-reaching city views. The modern fitted kitchen is complete with a range of sleek base and eye-level units, complemented by integrated appliances, providing both functionality and a contemporary aesthetic.

Both double bedrooms are well-proportioned and feature direct access to the balcony, enhancing the sense of space and light throughout the home. The main bedroom benefits from a stylish en-suite bathroom, while the family bathroom is fitted with a modern white three-piece suite, including a bath with overhead shower, wash basin, and WC.

St George's Island is one of Manchester's most desirable residential locations, known for its blend of modern urban living and tranquil canal-side surroundings. Nestled between Castlefield and the city centre, it offers a peaceful retreat with easy access to everything Manchester has to offer—trendy bars, restaurants, shops, and excellent transport links including Deansgate-Castlefield Metrolink and Deansgate railway station, both within walking distance.

- Leasehold
- Service Charge: £260 pcm
- EPC Grade C
- Council Tax Band C
- 125 years from 1 May 2006
- Ground Rent/ Rent Charge: £355 p.a



Total area: approx. 61.7 sq. metres (663.8 sq. feet)





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	80	85
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	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.