



**ASHWORTH HOLME**  
Sales · Lettings · Property Management



**119 KIELDER SQUARE ECCLES NEW ROAD, M5 4UW**  
**£125,000**



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## DESCRIPTION

**\*\*FANTASTIC INVESTMENT COMPLETE WITH OFF ROAD PARKING\*\*** A well presented TWO BEDROOM apartment which forms part of the St James Park development which is situated in a highly convenient location close to Manchester City Centre and close to key transport links. This secure development benefits from extensive communal gardens in addition to an on site gym and sauna. Warmed by double glazing and gas central heating. In brief the accommodation comprises: Entrance hallway, living/dining room, bedroom one, bedroom two, bathroom fitted with a white suite and a modern fitted kitchen. Externally there are large communal grounds. Residents also have access to an on site gym and sauna. There is also parking within a secure gated car park. NO CHAIN!!

## KEY FEATURES

- Two bedroom apartment
- Situated close to the City Centre
- On site gym and sauna
- Fantastic investment
- Secure off road parking
- Close to key transport links







# ASHWORTH HOLME

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(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 &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
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