



1 Kelso Place | Manchester | M15 4GQ

Asking Price £220,000

The
**GOOD
ESTATE**
AGENCY

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TWO BEDROOM, TWO BATHROOM CORNER APARTMENT WITH BALCONY & TWO ALLOCATED PARKING SPACES. Nestled in the tranquil enclave of St George's Island, Castlefield, this splendid third-floor apartment presents an exceptional opportunity for both investors and potential homeowners. Boasting two generously sized double bedrooms and two well-appointed bathrooms, this property is designed for modern living.

Upon entering, you are greeted by a welcoming entrance hall that features a convenient storage cupboard. The heart of the home is a spacious open-plan living area, which seamlessly connects to a stunning full-length balcony. This outdoor space not only enhances the living experience but also offers delightful views, perfect for enjoying a morning coffee or evening relaxation.

The apartment is ideally located in Castlefield, a serene part of Manchester city centre, surrounded by picturesque canals. Despite its peaceful setting, it is just a stone's throw away from a vibrant selection of bars and restaurants, with the bustling Deansgate only a short walk away.

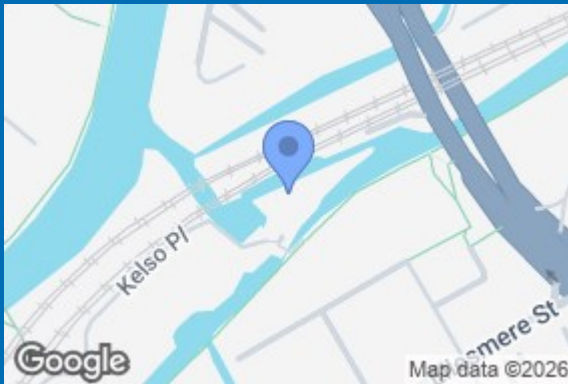
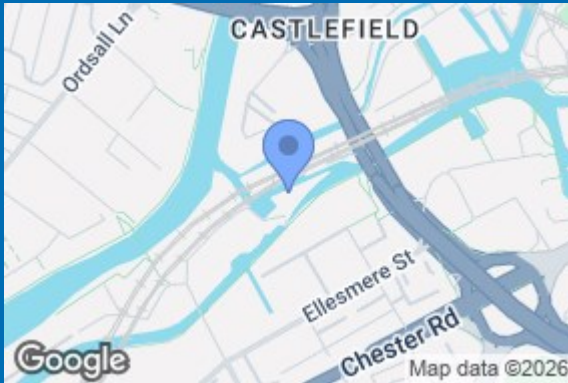
Additionally, this property includes two allocated parking spaces, a rare find in such a central location. Currently let for £1,300 per calendar month, achieving a rental yield of 7.1%, it presents a lucrative investment opportunity while also being suitable for owner-occupiers seeking a stylish and convenient lifestyle.

In summary, this two-bedroom, two-bathroom apartment in Castlefield is a remarkable find, combining comfort, convenience, and a prime location. Whether you are looking to invest or make it your home, this property is not to be missed.

- TWO DOUBLE BEDROOMS
- SPACIOUS LIVING & DINING ROOM
- FULL LENGTH BALCONY
- EXCELLENT VIEWS
- 24 HOUR CONCIERGE
- TWO PARKING SPACES
- MASTER BEDROOM WITH EN SUITE SHOWER ROOM
- 775 SQ FT
- CURRENTLY LET FOR £1,300PCM
- CASTLEFIELD LOCATION







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(12 plus) A		84
(81-91) B		
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

68 Quay Street
Manchester
M3 3EJ
0161 513 2034
hello@thegea.co.uk
www.thegea.co.uk