

1 Kelso Place | Manchester | M15 4GQ

Asking Price £210,000

The GOOD ESTATE AGENCY

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St George's Island, Castlefield, Manchester

A SPACIOUS TWO-BEDROOM CORNER APARTMENT WITH TWO BATHROOMS, A FULL-LENGTH BALCONY AND TWO ALLOCATED PARKING SPACES, SET WITHIN THE POPULAR ST GEORGE'S ISLAND DEVELOPMENT IN CASTLEFIELD. CURRENTLY GENERATING £1,300 PCM IN RENTAL INCOME.

The Apartment

Occupying a third-floor corner position within St George's Island, this spacious two-bedroom apartment offers approximately 775 sq ft (72 sq m) of accommodation, complemented by a full-length balcony and two allocated parking spaces.

The entrance hallway provides access to the principal rooms and includes a useful storage cupboard.

The generously proportioned open-plan living and dining room offers excellent space for both relaxing and entertaining, with direct access to the balcony. Extending along the apartment, the balcony provides an attractive outdoor space with views across the surrounding area.

Both bedrooms are comfortable doubles, with the principal bedroom benefiting from its own en suite shower room. A separate main bathroom serves the second bedroom and guests.







- SPACIOUS THIRD-FLOOR CORNER APARTMENT
- TWO BATHROOMS INCLUDING EN SUITE
- FULL-LENGTH PRIVATE BALCONY WITH VIEWS
- SPACIOUS OPEN-PLAN LIVING & DINING ROOM
- CURRENTLY LET AT £1,300 PCM – 7.4% GROSS YIELD
- TWO GENEROUS DOUBLE BEDROOMS
- APPROXIMATELY 775 SQ FT (72 SQ M)
- TWO ALLOCATED PARKING SPACES
- 24-HOUR CONCIERGE SERVICE
- DESIRABLE CASTLEFIELD WATERSIDE LOCATION











The Development

St George's Island occupies an attractive waterside setting in Castlefield, one of Manchester's most established and distinctive residential neighbourhoods.

The development benefits from a 24-hour concierge service, while the apartment also includes the particularly valuable advantage of two allocated parking spaces — an increasingly desirable feature for city centre living.

Location & Lifestyle

Castlefield offers a distinctive combination of waterside tranquillity and city centre convenience, with its historic canals, converted warehouses and attractive pedestrian routes creating a character quite different from many of Manchester's newer residential districts.

Residents can enjoy a variety of independent bars, restaurants and cafés, while Deansgate, Spinningfields and the wider city centre are all within convenient reach.

The area is also well positioned for access to Manchester's business districts, transport connections and cultural attractions, making it popular with professionals and residents seeking a balance between city living and a more relaxed environment.

Investment Opportunity

The apartment is currently tenanted, generating rental income of £1,300 per calendar month, equivalent to £15,600 per annum.

Based on the current asking price of £220,000, this represents an attractive gross rental yield of approximately 7.4%, before service charges, ground rent, maintenance and other associated costs.

With two double bedrooms, two bathrooms, outdoor space, concierge facilities and two allocated parking spaces, the property offers a compelling combination of features for investors seeking an established rental property in Manchester city centre.

Arrange a Viewing

To arrange a viewing or request further information, please contact The GEA. Our experienced team will be pleased to assist.

Have a Property to Sell or Let?

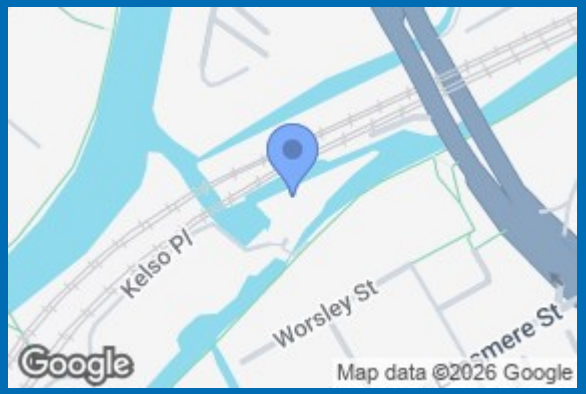
If you have a property to sell or let in Manchester or elsewhere in the UK, The GEA would be delighted to assist. With over 15 years of experience in residential sales, lettings and property management, we offer professional advice and a tailored service to homeowners, landlords and investors.

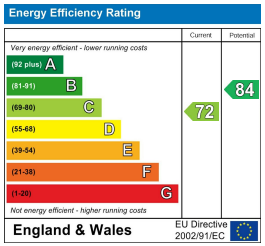
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5th Floor Arkwright House
Parsonage Gardens
Manchester
M3 2LF
0161 513 2034
hello@thegea.co.uk
www.thegea.co.uk