



# St Georges Gardens

£190,000 Leasehold

One bed apartment

## Description

A STUNNING ONE BED APARTMENT IN THE HEART OF MANCHESTER IN THE CASTLEFIELD AREA. This bright, open space apartment with clean contemporary lines is ideal for the city life. Each property comes with its own winter garden and access to the communal roof garden with attractive outdoor space.

The property benefits from 24hr concierge, a spacious open living and kitchen area, a double bedroom, shower room with WC and a winter garden. Also on the 11th floor you will gain access to an attractive roof garden with breath taking views of Manchester.

As the property is situated in the Castlefield area there are many local amenities such as Regent Retail Park which has such stores as Sainsburys, Boots and Costa and also JD Gyms. If you do not wish to walk the short distance to the centre of Manchester were you can find all sort of entertainment such as restaurants and bars you can walk for a few minutes to Cornbrook tram stop.

Council Tax Band: E

Tenure: Leasehold (141 years)

Ground Rent: £223 per year

Service Charge: £1,271.66 per year

## Tenure

Leasehold









Floor area 50.0 sq. m. (538 sq. ft.) approx

Total floor area 50.0 sq. m. (538 sq. ft.) approx

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>	<b>85</b>	<b>85</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>		

Viewing by appointment only  
 NPP Residential - Head Office  
 14 St Mary's Parsonage, Manchester M3 2DF  
 Tel: 0161 639 0050 Email: [info@nppresidential.co.uk](mailto:info@nppresidential.co.uk) Website: <https://nppresidential.co.uk/>