



# St Georges Gardens, Castlefield

£215,000 Leasehold

1 bed apartment

## Description

A rare opportunity to own an extremely high spec 1-bedroom apartment located on the 6th floor in the heart of the Castlefield neighbourhood (with a rental yield of 6.5%!). It features a private rooftop garden with spectacular 360 views of Greater Manchester.

All residents at St George's Gardens also have access to a private 11th-floor rooftop garden which features a large turfed area, ample seating and a feature bar. This building also benefits from a 24 hour concierge.

Castlefield is an inner city oasis of quaint cobbled streets, canals and waterside al fresco dining. Britain's first Urban Heritage Park – with its attractive canal basin, open spaces, converted mills, bridges and viaducts – has become one of the city's most sought-after residential areas. It is particularly popular with professionals who combine the undoubted lifestyle benefits with close proximity to the city centre and excellent road and rail access.

It offers vibrant, modern waterside living, complemented by appealing bars, restaurants, music and entertainment. Among the attractions are the celebrated Castlefield Bowl outdoor arena, the Castlefield Gallery and the popular Museum of Science and Industry.



**\*\*AGENTS NOTE\*\*** Pictures taken before the current tenant moved

into the property.

Council Tax Band: D  
Tenure: Leasehold (145 years)  
Ground Rent: £160 per year  
Service Charge: £1,230 per year

**Tenure**  
Leasehold



## Floor Plan

Floor area 39.97 sq.m. (430.34 sq.ft.)

TOTAL: 39.97 sq.m. (430.34 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)



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>		

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