



St Georges Gardens

1-bedroom duplex apartment

Offers Over £230,000 Leasehold

Description

This modern 1-bedroom duplex apartment is situated in the vibrant neighbourhood of Castlefield. The property boasts several standout features, including a rooftop bar exclusive to residents and an outdoor yoga area.

These apartments offer some of the most stylish, contemporary interiors in the area. St George's Gardens blends mid-century elegance with modern design, showcasing walnut-accented wall panels, cabinetry in the kitchen and bathrooms, and classic herringbone flooring that harmonizes with plush bedroom carpets and sleek bathroom tiles. The carefully selected feature lighting and smart-controlled heating elevate the sense of luxury.

For those looking to relax at home, head to the 11th-floor rooftop garden, where you'll find a private bar for residents, a yoga space, and social breakout areas, all offering stunning views of Manchester's dynamic city centre skyline.

Just a short walk along Manchester's peaceful ship canal will take you to the lively bars and restaurants of the charming Castlefield Bowl, or to Cornbrook, the city's most connected Metrolink Station.

Council Tax Band: D (Manchester City Council)

Tenure: Leasehold (139 years)

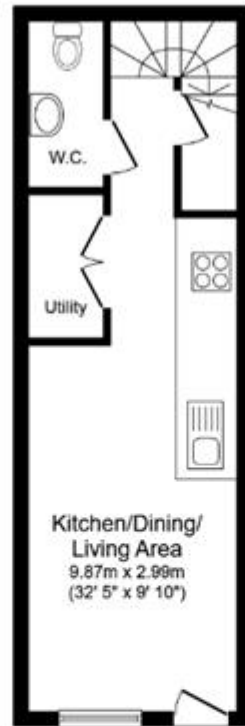
Ground Rent: £243 per year



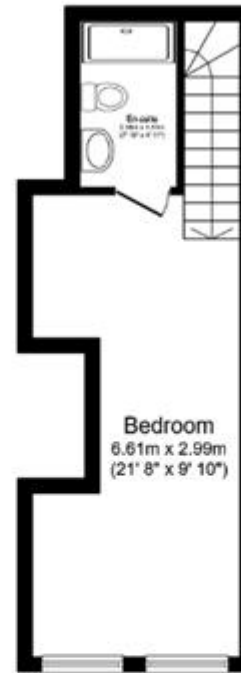
Service Charge: £1,856 per year
145 years from January 2019.

Tenure

Leasehold



Ground Floor
 Floor area 45.5 m²
 (490 sq.ft.)



First Floor
 Floor area 23.4 m²
 (251 sq.ft.)

TOTAL: 68.9 m² (741 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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B	82	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		

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