



St George's Gardens, Castlefield

£308,000 Leasehold

2 bedroom apartment for sale

Description

This beautifully presented 2 double bedroom apartment in the sought-after St George's Gardens development offers a superb combination of style, comfort and location, complete with a church-facing view overlooking part of Manchester's ever-changing skyline.

The apartment features some of the most elegant interiors in the area. Walnut-accented wall panels, bespoke kitchen and bathroom cabinetry, and classic herringbone flooring create a sleek yet warm atmosphere. Plush bedroom carpets and high-spec bathroom tiling add to the comfort, while carefully selected feature lighting and smart-controlled heating enhance the modern, high-end finish.

Residents enjoy exclusive access to a private rooftop garden with breath-taking 360° views across Greater Manchester. Additionally, the building offers a spectacular 11th-floor rooftop terrace with a large turfed area, ample seating, and a stylish resident-only bar - ideal for relaxing or socialising with friends and neighbours.

Additional benefits include a 24-hour concierge service, providing convenience and peace of mind whether you're living here or letting the property out.

Located in the heart of Castlefield, this apartment is surrounded by charming cobbled streets, canals, and vibrant waterside bars and restaurants. As Britain's first Urban Heritage Park, Castlefield



perfectly combines industrial heritage with modern city living and is popular with professionals due to its proximity to the city centre, excellent transport links, and lively cultural scene.

An ideal opportunity for both home buyers and investors, this apartment offers luxury living in one of Manchester's most desirable neighbourhoods.

Council Tax Band: E (Manchester City Council)

Tenure: Leasehold (140 years)

Ground Rent: £345 per year

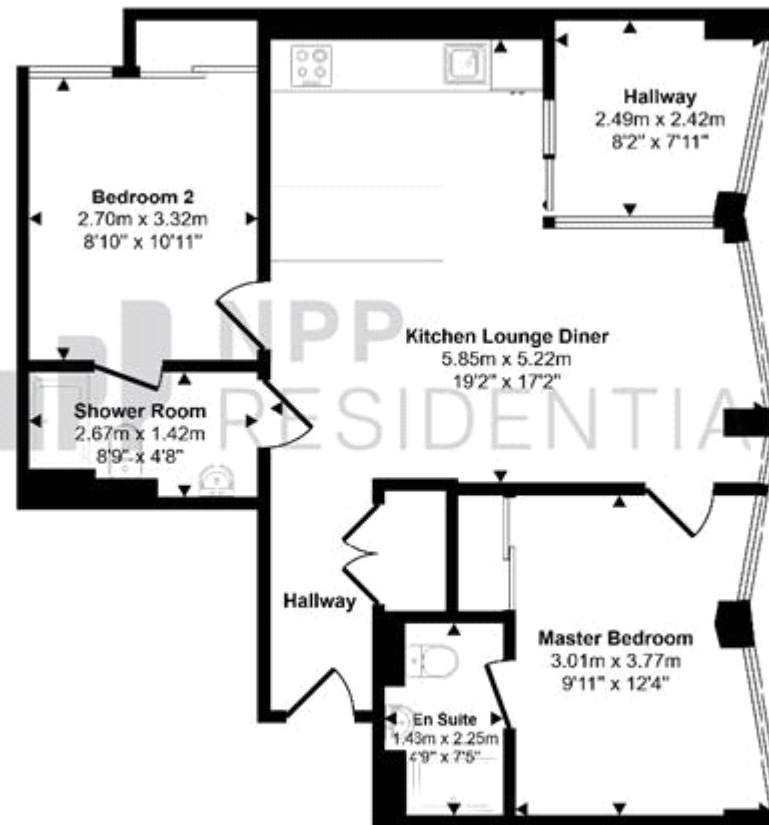
Service Charge: £1,881.04 per year

Garden details: Communal Garden

Tenure

Leasehold

Approx Gross Internal Area
67 sq m / 723 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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

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