



Kelso Place, Castlefield, M15

£185,000

Offers in Excess of

Tenure: Leasehold, **Bedrooms:** 1

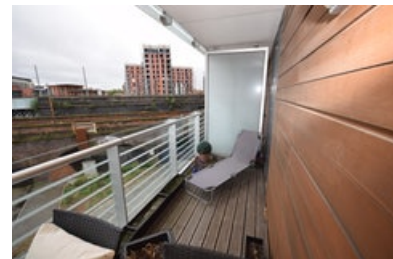
A superb flat in St Georges Island, with SOUTH FACING BALCONY with an allocated parking space in a great location. The flat offers lots of natural lighting and ambiance, with floor to ceiling double glazed windows. Contact us TODAY to view!

Key features:

- One Bedroom
- Large South Facing Balcony
- Third Floor
- Immaculate Condition
- Castlefield
- Allocated Parking Space

Extra info:

- **Property Age:** 12 years
- **Council Tax:** Band B (£1280.00 per-annum)
- **Double Glazing:** All
- **Heating:** Electric
- **Parking:** Allocated Parking Spot
- **Lease info:** years remaining
Ground Rent: £280.00 per-annum
Maintenance: £1450.00 per-year



Housesimple is offering this stunning one bedroom apartment, with parking in the popular St Georges Island development in Castlefield. The apartment benefits from its location in a Castlefield, one of the most popular residential areas of the city.

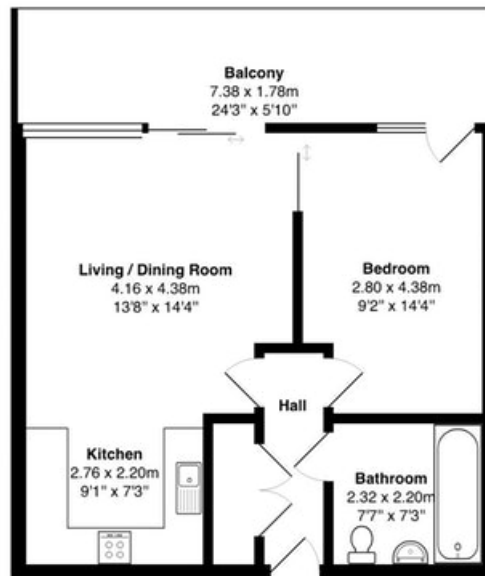
Manchester City Centre is only a short picturesque stroll along the canal, walking through the centre of Castlefield with its bars and restaurants, an ideal place to enjoy a sunny afternoon.

The stylish apartment has been owner occupied and is in immaculate condition throughout, it is located on the third floor and has a large south facing balcony, perfect for entertaining when friends visit. The modern kitchen is open plan to the living room, taking advantage of the floor to ceiling glazing, flooding the apartment with natural light. There is a hallway storage cupboard with space for a washer dryer and a stylish hotel style bathroom with large wall mirror and shower fitted over the bath.

The apartment really did 'luck out' with the parking spot! - be sure to visit it on a viewing, one of the largest spaces, in an ideal location for getting your shopping back to your apartment.

An apartment ready to move straight in, in an ideal location, with great south facing balcony. Call or click to book a viewing.

Floor plan:



Total Area: 62.3 m² ... 671 ft²

All measurements are approximate and for display purposes only

Energy Performance Certificate:

Energy Performance Certificate

Apartment 431, 4, Kelso Place, MANCHESTER, M15 4GT

Dwelling type: Mid-floor flat	Reference number: 8361-6325-4270-8689-3906
Date of assessment: 01 May 2019	Type of assessment: RdSAP, existing dwelling
Date of certificate: 02 May 2019	Total floor area: 46 m ²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 1,470
Over 3 years you could save	£ 597

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 123 over 3 years	£ 135 over 3 years	<div style="border: 2px solid green; padding: 5px; display: inline-block;"> <p style="margin: 0;">You could save £ 597 over 3 years</p> </div>
Heating	£ 549 over 3 years	£ 306 over 3 years	
Hot Water	£ 798 over 3 years	£ 432 over 3 years	
Totals	£ 1,470	£ 873	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

<p>Very energy efficient - lower running costs</p> <table border="1" style="width: 100%; border-collapse: collapse; text-align: center;"> <tr> <td style="background-color: #4f81bd; color: white;">(92 plus) A</td> <td style="background-color: #8ebc4f; color: white;">(81-91) B</td> <td style="background-color: #c4d600; color: white;">(69-80) C</td> <td style="background-color: #f1c232; color: white;">(55-68) D</td> <td style="background-color: #e67e22; color: white;">(39-54) E</td> <td style="background-color: #d35400; color: white;">(21-38) F</td> <td style="background-color: #c0392b; color: white;">(1-20) G</td> </tr> <tr> <td colspan="6" style="text-align: center; font-size: x-small;">Not energy efficient - higher running costs</td> </tr> </table> <table border="1" style="width: 100%; border-collapse: collapse; text-align: center; margin-top: 5px;"> <tr> <th style="width: 50%;">Current</th> <th style="width: 50%;">Potential</th> </tr> <tr> <td style="font-size: 2em;">74</td> <td style="font-size: 2em;">85</td> </tr> </table>	(92 plus) A	(81-91) B	(69-80) C	(55-68) D	(39-54) E	(21-38) F	(1-20) G	Not energy efficient - higher running costs						Current	Potential	74	85	<p>The graph shows the current energy efficiency of your home.</p> <p>The higher the rating the lower your fuel bills are likely to be.</p> <p>The potential rating shows the effect of undertaking the recommendations on page 3.</p> <p>The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).</p> <p>The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.</p>
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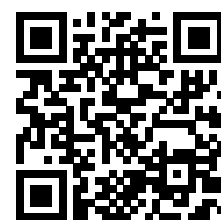
Top actions you can take to save money and make your home more efficient		
Recommended measures	Indicative cost	Typical savings over 3 years
1 High heat retention storage heaters and dual immersion cylinder	£800 - £1,200	£ 597

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

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MISREPRESENTATION ACT, 1967.

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To book a viewing scan this code