



## St George's Gardens, Castlefield – Prices From £330,000

\*HELP TO BUY AVAILABLE\*

St George's Gardens offers an exceptional opportunity to purchase a desirable new apartment in a landmark setting at the heart of Manchester. With unrivalled views over the Grade II listed church from which it derives its name, this stunning development of 46 one bed apartments, 91 two bed apartments and 1 three bed apartment has been carefully designed to blend harmoniously with its historic neighbour.

Inside, the apartments are meticulously designed for today's city living. Bright, open spaces and clean, contemporary lines are designed to meet the expectations of discerning home buyers and investors while fixtures and finishes reflect the prestige of the building. Each apartment will feature its own private winter gardens and a communal roof garden provides attractive outdoor space in a city setting and the opportunity to relax and unwind.

- Help to Buy Available
- Castlefield Location
- 1, 2 and 3 Bedroom Apartments
- Completion Q2 2020
- Concierge
- Private Rooftop Wine Bar
- Outdoor Cinema
- 12 Minutes Walk to City Centre

## PAYMENT PLAN

Reservation Fee: £1000 (This comes off the exchange amount)

Exchange: 10% payable within 28 days of reservation

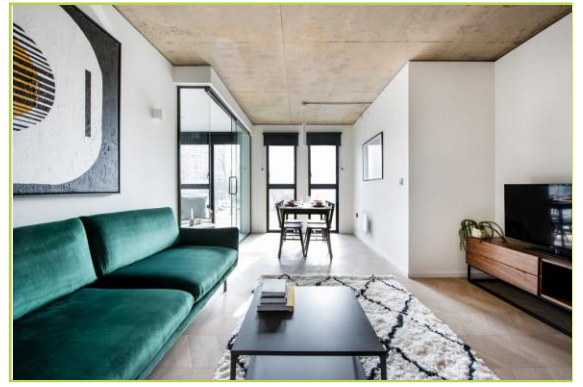
Completion: 90% payable in completion, expected Q2 2020

## GENERAL

Lease: 150 years from December 2016

Ground Rent: £400 pa

Service Charge: Estimated £2-£2.50 per sqft



**IMPORTANT NOTE TO PURCHASERS:** We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only, and are not precise. If floor plans were included, these may not be to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.