

RESIDE

MANCHESTER

St George's Island, 2 Kelso Place

Catlefield, Manchester, M15 4GQ

Asking Price £210,000

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St George's Island

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A superb two-bedroom apartment located within the sought-after St George's Island development in Castlefield. Offered with no onward chain and benefiting from an underground parking space, this exceptional property is not to be missed. Early viewing is highly recommended.

Situated on the fourth floor, the apartment features a spacious and stylish open-plan living and kitchen area, two generous double bedrooms, and two modern bathrooms. A full-length balcony provides impressive city views and an ideal space to relax or entertain.

Perfectly positioned in the heart of Castlefield, the development is just moments from a fantastic selection of bars, restaurants, and canalside attractions, including Barca Bar, Albert's Shed, and Dukes 92. Both Manchester City Centre and Spinningfields are within a comfortable 10-minute walk.

Recent cladding remediation works have been completed, and an EWS1 form is now available.

The Tour

A well-presented two-bedroom apartment situated on the fourth floor of Block 2 at St George's Island.

The property welcomes you into a spacious entrance hallway, providing access to all principal rooms.

Open-Plan Living Area & Kitchen
The bright and airy living space benefits from refurbished wooden flooring and floor-to-ceiling windows, allowing an abundance of natural light to fill the apartment. Sliding doors open onto a generous full-length balcony, offering a private outdoor space with impressive city views. The contemporary kitchen is fitted with a range of integrated appliances, including an oven, hob, dishwasher, and fridge/freezer, complemented by tiled flooring.



Principal Bedroom
A generously sized double bedroom featuring fitted carpeting, floor-to-ceiling glazed doors with direct access to the balcony, an electric wall heater, and TV connection points.

Bedroom Two
A spacious second double bedroom with wooden flooring, floor-to-ceiling glazed doors leading onto the balcony, and an electric wall heater.



Family Bathroom
Fitted with a high-quality Villeroy & Boch three-piece suite comprising a bath with overhead shower, heated towel rail, partially tiled walls, and tiled flooring.

En-Suite Shower Room
The en-suite is appointed with a Villeroy & Boch three-piece suite, including a walk-in shower, partially tiled walls, and tiled flooring.

Storage
A useful storage cupboard is located off the hallway, housing the hot water cylinder and washing machine.













The Area

Castlefield is one of Manchester's most distinctive and sought-after neighbourhoods, designated as an inner-city conservation area and celebrated for its rich history, picturesque canals, and striking Victorian architecture. Once the site of the Roman fort that gave Manchester its origins, the area retains a strong connection to its past, with an array of historic landmarks and industrial heritage features woven throughout the district.

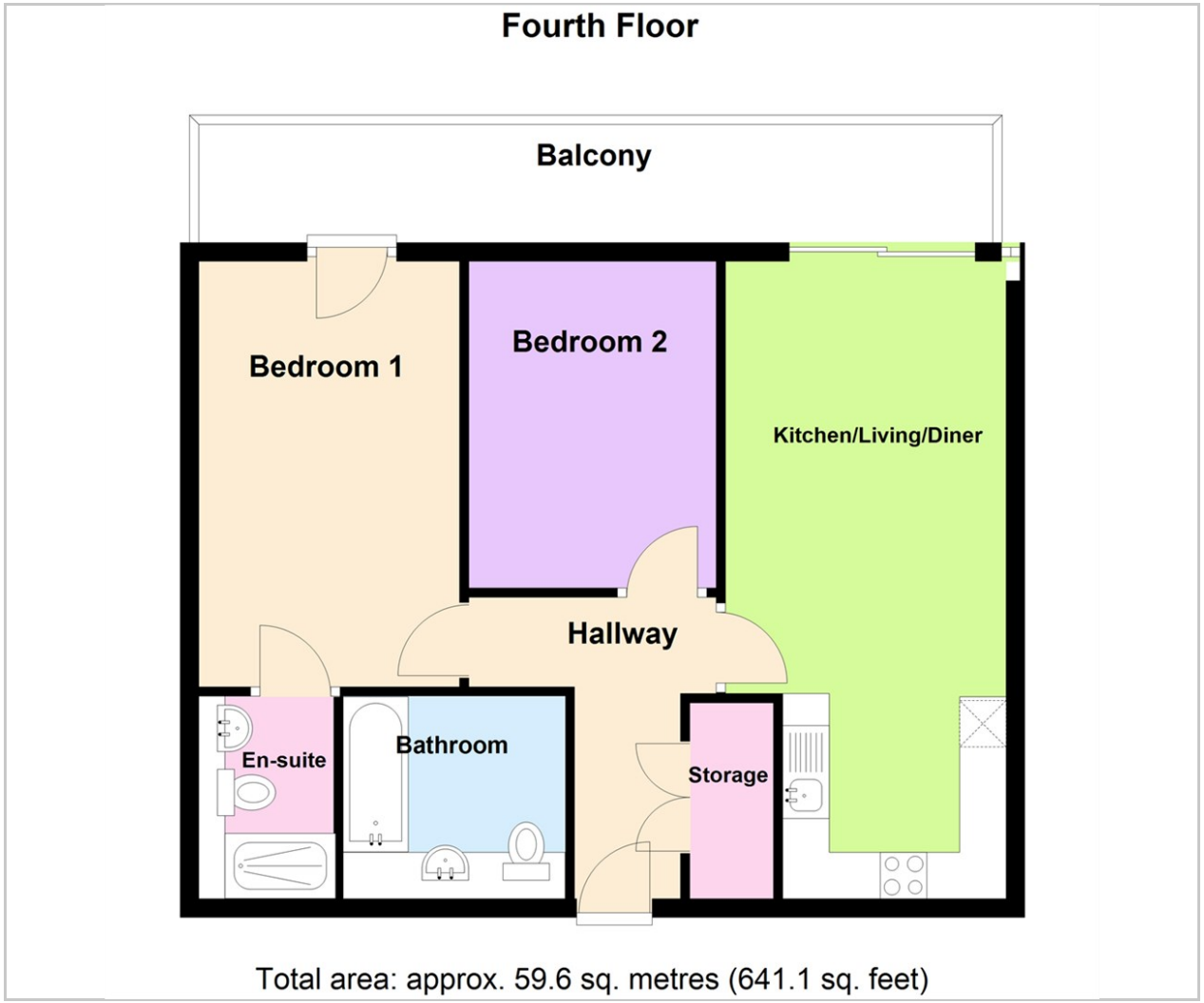
Today, Castlefield offers a vibrant lifestyle with an excellent selection of bars, restaurants, cafés, and leisure amenities. The popular Castlefield Bowl hosts a variety of outdoor concerts and live events throughout the year, while the nearby Museum of Science and Industry provides a fascinating insight into Manchester's industrial legacy. Combining historic character with modern city living, Castlefield remains one of the city's most desirable residential locations.

Lease Information

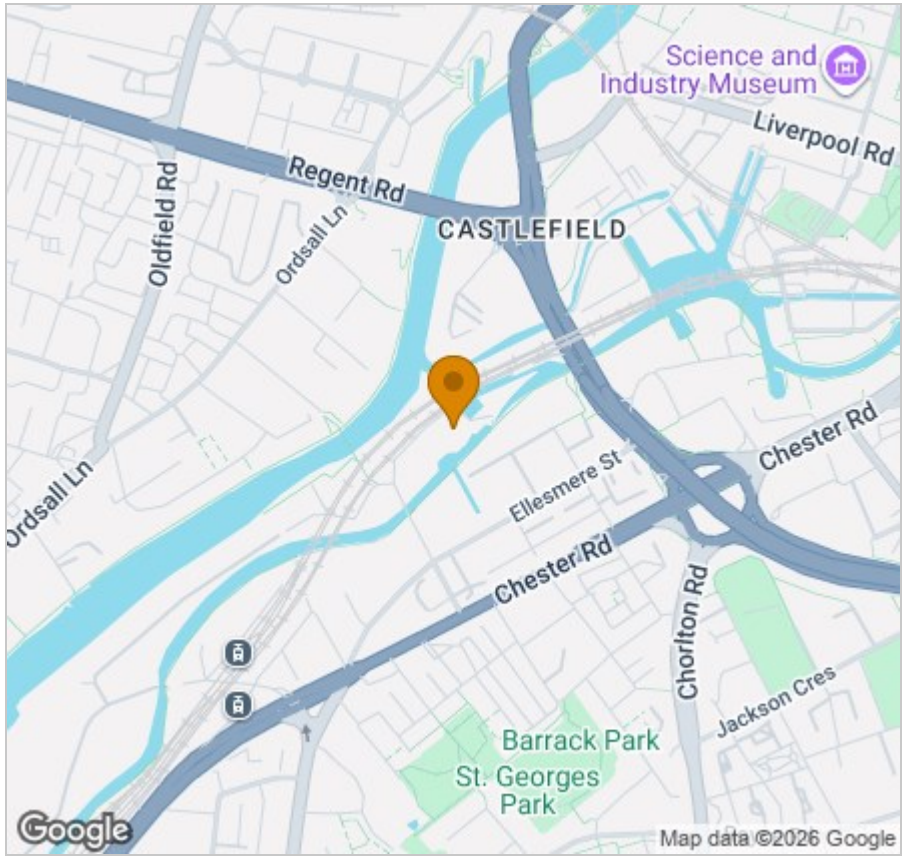
Lease length - 125years from 01 May 2006, 105 years remaining.
Service charge per annum £3,092 per annum.
Ground rent per annum- £314.31 per annum.

- Two Bedrooms
- Two Bathrooms
- Undercroft Car Parking Space Allocated
- 4th Floor
- Canal Facing Apartment
- EPC Rating TBC
- Large Terrace
- EWS1 Rated A1
- 24 Hour Concierge
- Castlefield Location

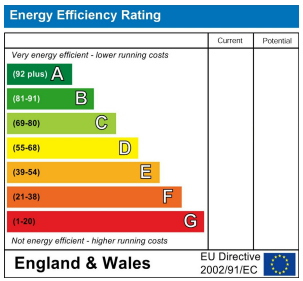
Floor Plan

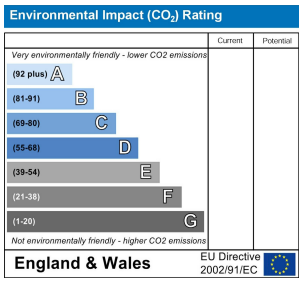


Area Map



Energy Efficiency Graph





Viewing

Please contact our Reside Manchester Office on 0161 837 2840
if you wish to arrange a viewing appointment for this property or require further information.

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