



SLOW DOWN



# Apt 348 St Georges Island, 3 Kelso Place, Manchester, M15 4GS

Jordan Fishwick are pleased to offer for sale this 4th floor two bedroom corner apartment, located in Block 3 of the popular SGI development. The apartment is one of the larger styles in the development and boasts a stunning balcony, water views and secure underground parking.. Entering the apartment you will find an entrance foyer with airing cupboard housing space for a washing machine, an open plan kitchen/living room with a balcony. two double bedrooms both leading onto the balcony, master with en-suite bathroom, plus a well appointed family bathroom. The apartment has no chain and a 24 hour concierge on site.

\*Mortgage buyers invited. Cladding remediation was funded by the developer and EWS1 is due to be issued in the very near future, but for now, 6 big lenders only. Speak to your mortgage advisor or the branch for more details.\*

## Price £225,000

### Viewing arrangements

Viewing strictly by appointment through the agent

245 Deansgate, Manchester, M3 4EN 0161 833 9499 opt 3

### Entrance Hall

Laminate flooring, storage cupboard housing hot water cylinder and plumbing for washer/dryer. Wall mounted electric storage heater. Doors radiating to all other rooms.

### Living Room

18'3" x 13'3"

Spacious open plan living/kitchen area with continuation of laminate flooring. Double glazed sliding doors leading to decked balcony which fantastic views. Television and telephone connection points. Wall mounted electric storage heater. Video intercom entry system. Modern fully fitted kitchen with cream gloss units and complimentary roll top work surfaces over. Integrated electric oven , ceramic hob and stainless steel extractor hood over. Integral dishwasher and

fridge and freezer. Stainless steel sink with drainer unit and halogen spotlights. Tiled flooring to kitchen area.

### Kitchen

6'9" x 9'8"

### Bedroom One

14'6" x 9'3"

Fitted carpet, wall mounted electric storage heater. Floor to ceiling double glazed window and door leading to balcony. Television connection point.

### En-Suite

7'0" x 3'9"

Stylish en suite with double walk in shower, back to wall WC and semi pedestal basin. With chrome mixer tap over Ceramic

tiles to floor, large mirror to wall. Two built in storage cupboards above mirror.

## Bedroom Two

14'6" x 9'3"

Laminate flooring, wall mounted electric storage heater. Double glazed window and door leading to Balcony.

## Bathroom

7'3" x 6'6"

Stylish three piece white bathroom suite. Panel bath with chrome mixer shower over. Back to wall WC, semi pedestal basin with chrome mixer tap over. Large fitted mirror, storage units above. Ceramic floor tiles and splashbacks.

## Externally

Balcony with access from the living room and both bedrooms. Secure under ground parking space. Concierge service.

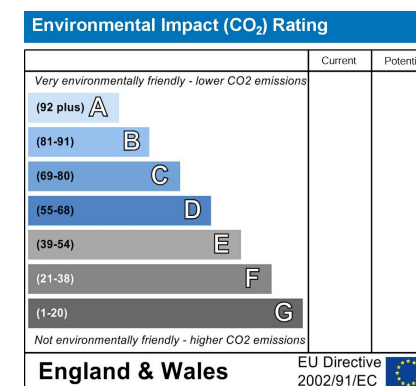
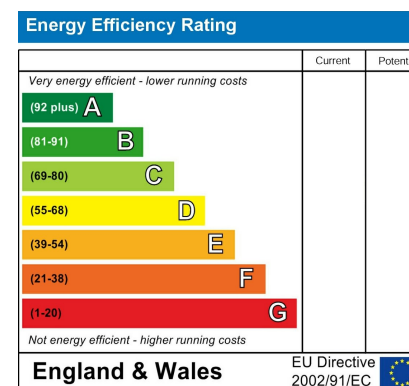
## Additional Information

Ground Rent £259 per annum

Lease 125 Years from 2006

Service Charges is £3,558 per annum

Development Managed By Zenith







## 4TH FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only.  
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