



Apt 293 St Georges Island, 2 Kelso Place, Castlefield, Manchester, M15 4GQ

An absolutely stunning apartment on the 9th floor of Dandara's spectacular Castlefield canalside development, St Georges Island. This 5 star development is just a short walk from the vibrant city centre and has a 24hr concierge. This apartment benefits from an extensive full length balcony which can be accessed from both bedrooms and the living area, providing breath taking views of the surrounding area and towards The City. Accommodation comprises of entrance hallway with ample storage, spacious corner aspect living area with lots of natural light and additional side window. Patio doors to a large decked balcony with stunning views, dining area, kitchen with oven and hob, fridge freezer and dishwasher, master bedroom with access to balcony and a stylish en-suite shower room, second double bedroom and a gorgeous bathroom. A secure underground parking space is included in the sale of this property.

*ALL CLADDING WORKS COMPLETE - EWS1 Due shortly *

Offers In Excess Of £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, three storage cupboards one housing hot water cylinder and plumbing for washer/dryer. Wall mounted electric storage heater. Doors radiating to all other rooms.

Living/Kitchen

28'5" x 10'0"

Spacious corner aspect open plan living/kitchen area with continuation of laminate flooring, floor to ceiling double glazed window to side elevation. Double glazed sliding doors leading to south facing decked balcony which fantastic views towards the City. 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 separate fridge and freezer. Stainless steel sink with drainer unit and halogen spotlights. Ceramic tiles to floor.

Bedroom One

10'6" x 9'1"

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

En-Suite

5'10" x 3'2"

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

15'5" x 7'5"

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

Bathroom

7'2" x 5'10"

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

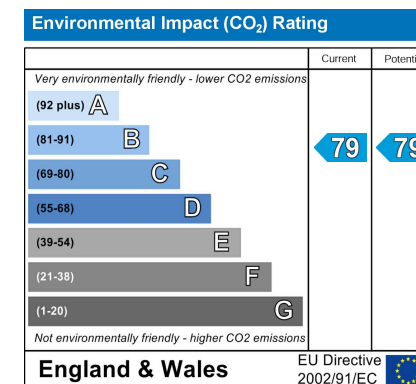
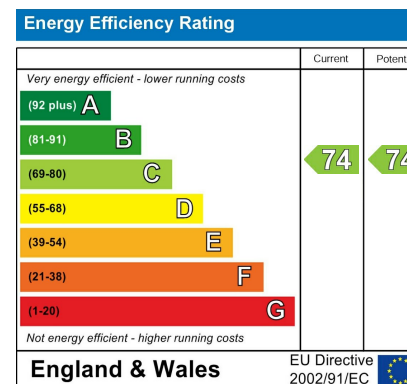
Underground parking space and concierge desk.

Additional Information

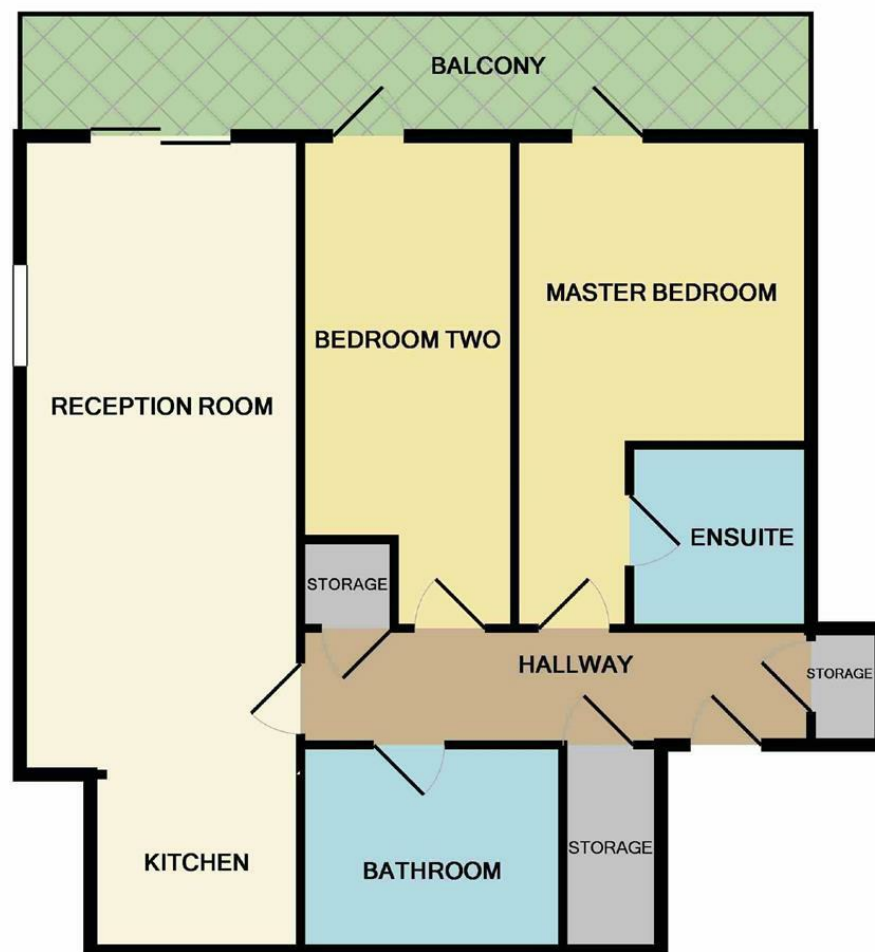
Lease 125 years from 2006.

Service charge : £3,214.64 PA (Water charges included)

Ground Rent : £326.55 per annum







Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2019



These particulars are believed to be accurate but they are not guaranteed and do not form a contract. Neither Jordan Fishwick nor the vendor or lessor accept any responsibility in respect of these particulars, which are not intended to be statements or representations of fact and any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Any floorplans on this brochure are for illustrative purposes only and are not necessarily to scale.

Offices at: Chorlton, Didsbury, Disley, Hale, Glossop, Macclesfield, Manchester Deansgate, Manchester Whitworth Street, New Mills, Sale, Wilmslow and Withington

245 Deansgate, Manchester, M3 4EN

0161 833 9499 opt 3

manchester@jordanfishwick.co.uk
www.jordanfishwick.co.uk

