



# Apt 275 St Georges Island, 2 Kelso Place, Castlefield, Manchester, M15 4GQ

Mortgage Buyers Welcome. EWS-1 A1 Rating

Spacious 7th Floor one bedroom apartment in Dandara's St Georges Island. Situated a short walk from Deansgate and located in Castlefield, this Canalside apartment is in excellent condition throughout and comprises of: hallway leading to open plan living area with gloss kitchen and integrated appliances, good sized double bedroom and large bathroom with mixer shower attachment. The property also features a full sized decked balcony and allocated underground parking. 24 hour concierge on site. Tax Band B. EPC Rating C.

## Price £177,600

**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, doors leads to all rooms.

### **Kitchen**

7'4" x 7'4"

Modern fitted kitchen, integrated appliances such as dishwasher, oven/hob/ fridge/ freezer and extractor fan, spot lighting and tiled flooring.

### **Living Room**

15'10" x 11'5"

Laminate flooring, lot of natural light from the sliding balcony doors, spot lighting, TV access points, electrical heater.

### **Bedroom One**

11'1" x 10'2"

Laminate flooring, access to the balcony, spot lighting, electrical heater, electrical power sockets.

### **Bathroom**

6'0" x 7'6"

Part tiled bathroom, fitted mirror, towel rail, shower attachment with mixer.

### **Externally**

Decked balcony and allocated underground parking space

## Additional Information

Service Charge £2232.46p pa

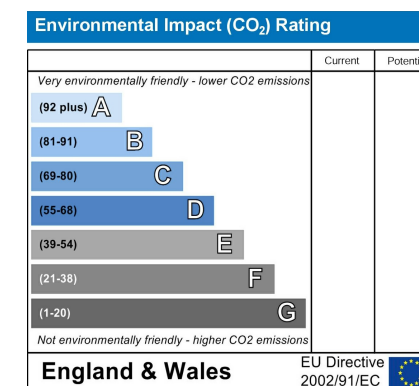
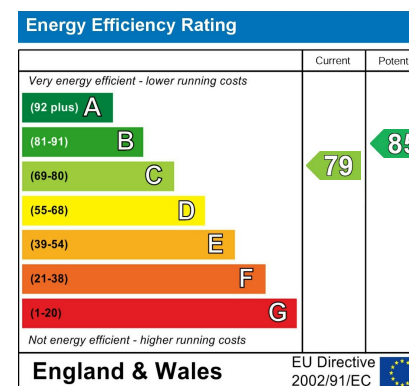
Ground Rent £235.73p pa Reviewed every 5 years. Next review 2026

Lease 125 Years from 2005

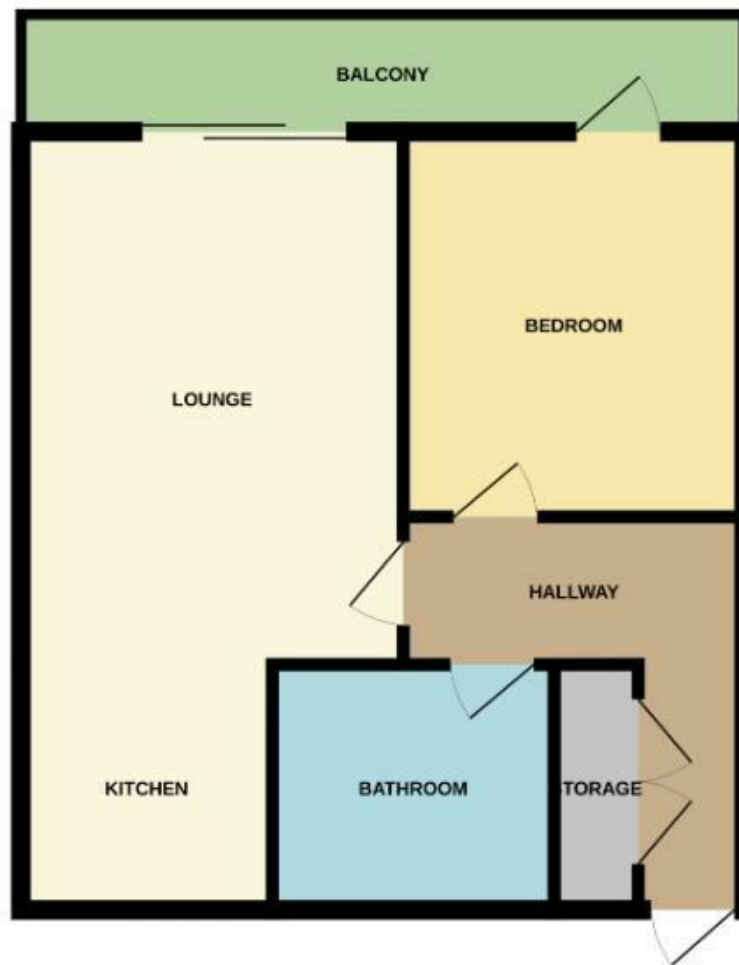
Building Managed By Zenith

## Agents Notes

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