



Apt 226 St Georges Island, 2 Kelso Place, Castlefield, Manchester, M15 4GQ

Cladding/Fire safety works completed on this block, EWS1 form imminent. We have been informed that the works have been funded via the governments Building Safety Fund.

An absolutely lovely apartment on the 2nd floor of Dandara's spectacular Castlefield canalside development, St Georges Island. This apartment benefits from an extensive full length balcony which can be accessed from both bedrooms and the living area. Accommodation comprises of entrance hallway with ample storage, spacious living area with lots of natural light. 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 with sliding door into the living room and a gorgeous bathroom. Secure underground parking included. NO ONGOING CHAIN.

Price £210,000

Viewing arrangements

Viewing strictly by appointment through the agent
245 Deansgate, Manchester, M3 4EN 0161 833 9499 opt 3

Entrance Hall

Wooden flooring with electric heater. Cupboard for storage.

Living Room

14'2" x 12'1"

Double glazed patio doors leading to the balcony, electric heater and tv point, sliding door to bedroom two, open to-

Kitchen

8'8" x 7'3"

Modern wall and base units with oven, hob, fridge/freezer and dishwasher. Tiled floor and spot lights

Master Bedroom

14'7" x 8'2"

Double glazed door to the balcony. Electric heater

En-Suite

6'10" x 3'3"

Walk in shower with wash hand basin, wc, chrome heated towel rail and tiled floor

Bedroom Two

10'9" x 7'6"

Double glazed door to the balcony. Electric heater. Sliding door to the living room

Bathroom

7'7" x 9'10"

Three piece suite with shower over the bath, wash hand basin and w.c Chrome heated towel rail and tiled floor.

Externally

Full length balcony and underground parking space.

Additional Information

Service Charges £2,902.12 per annum

Ground rent - £314.31p per annum

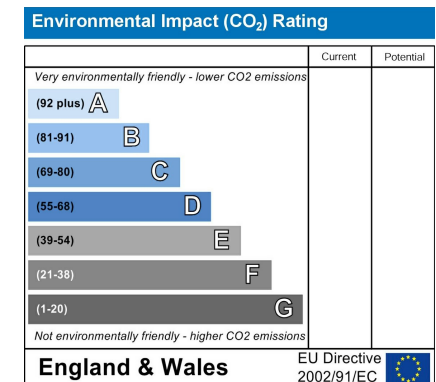
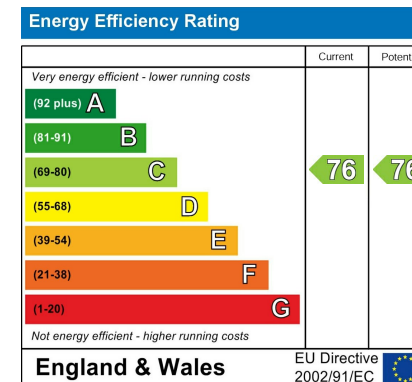
Council Tax Band C

Lease 125 years from 2006.

Building Managed By Zenith

Agents Notes

To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.





GROUND FLOOR



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