



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 £167,500

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

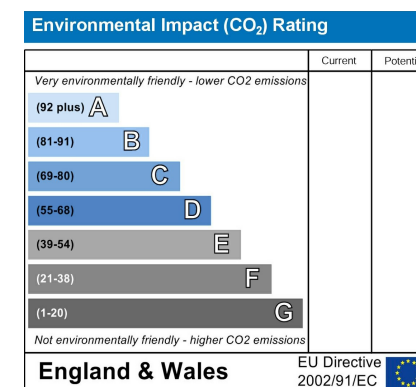
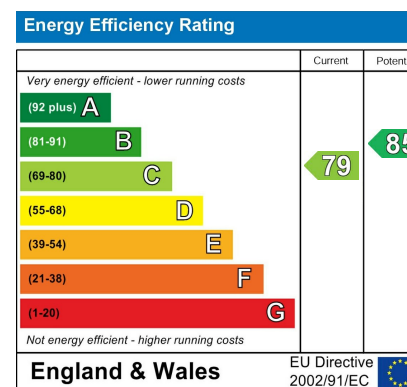
Lease 125 Years from 2005

Building Managed By Zenith

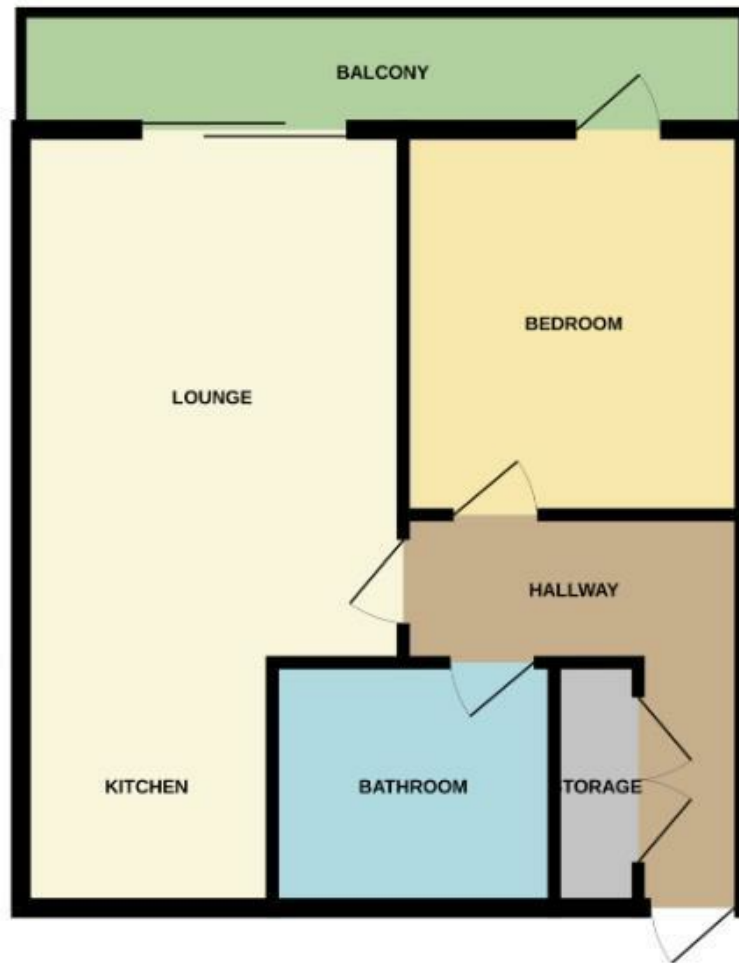
Agents Notes

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This property may come under a Non-qualifying leaseholders , these are owners who do not benefit from the leaseholder protections under the Building Safety Act 2022, meaning they can be held responsible for uncapped costs to fix unsafe cladding and fire safety defects in their buildings, as they own multiple properties. Please check with your lender prior to viewing.







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