jordan fishwick

Apt 472 St Georges Island, 4 Kelso Place, Castlefield, Manchester, M15 4GT

Works are due to be completed the beginning of April and is funded via the governments Building Safety Fund. Mortgage buyers accepted via the big 6 lenders, discuss with your mortgage advisor/the branch

An absolutely stunning apartment on the 7th 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 nearby canal. 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. Secure underground parking included. NO ONGOING CHAIN. Concierge service.

Price £220,000

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 Room/Kitchen
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.

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

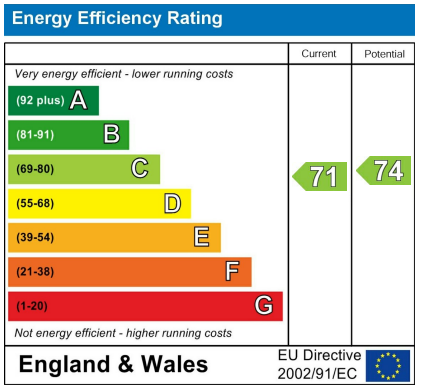
En-suite
Stylish en suite with double walk in shower, back to wall WC and semi pedestal basin. With chrome mixer tap over Ceramic tiles to floor, large mirror to wall. Two built in storage cupboards above mirror.

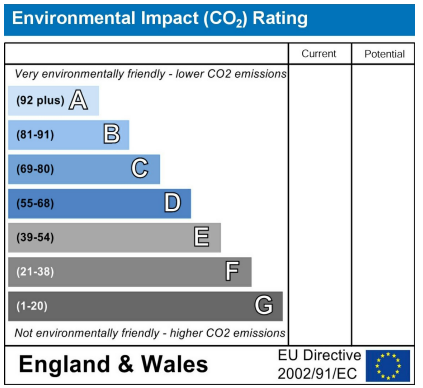
Bedroom Two
Laminate flooring, wall mounted electric storage heater. Double glazed window and door leading to Balcony.

Bathroom
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
Secure underground parking. Concierge desk. Lifts to all floors. Well kept communal gardens.

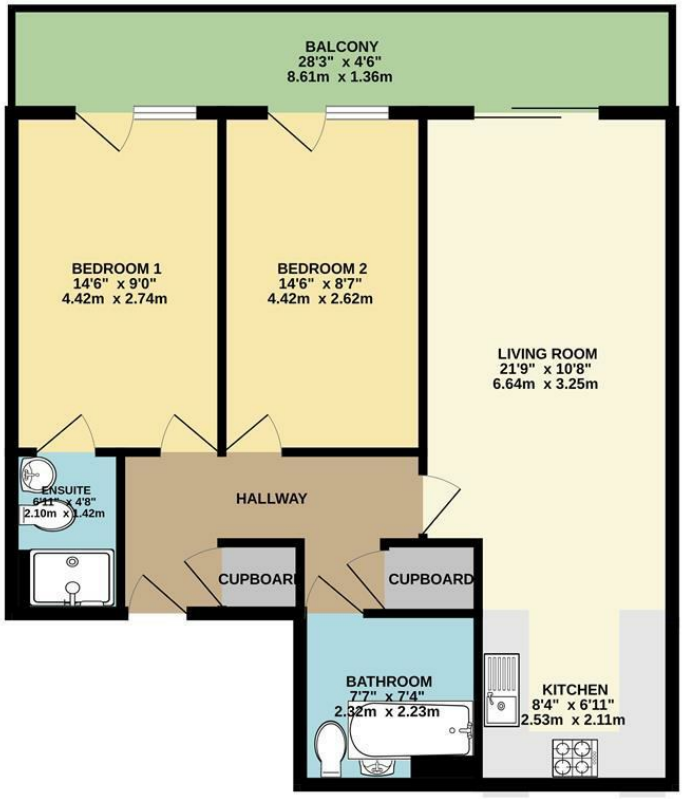
Additional Information
Service charges - £3402 per annum (including building insurance)
Ground rent - £314 per annum
Council Tax Band C
Lease 125 years from 2006.
Building Manager Zenith





SAINT GEORGE'S ISLAND
estates office

7TH FLOOR
717 sq.ft. (66.6 sq.m.) approx.



TOTAL FLOOR AREA : 717 sq.ft. (66.6 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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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