



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.

Offers In Excess Of £175,000

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

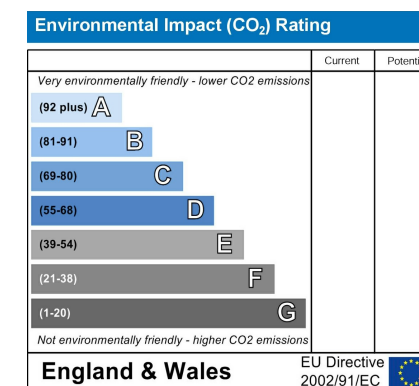
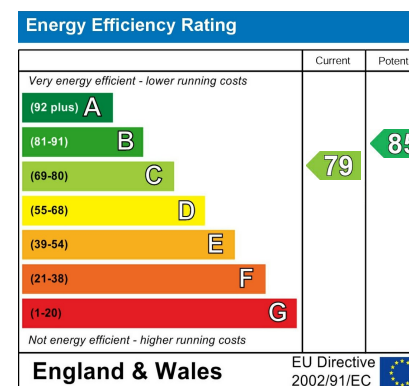
Ground Rent £235.73p pa Reviewed every 5 years. Next review 2026

Lease 125 Years from 2005

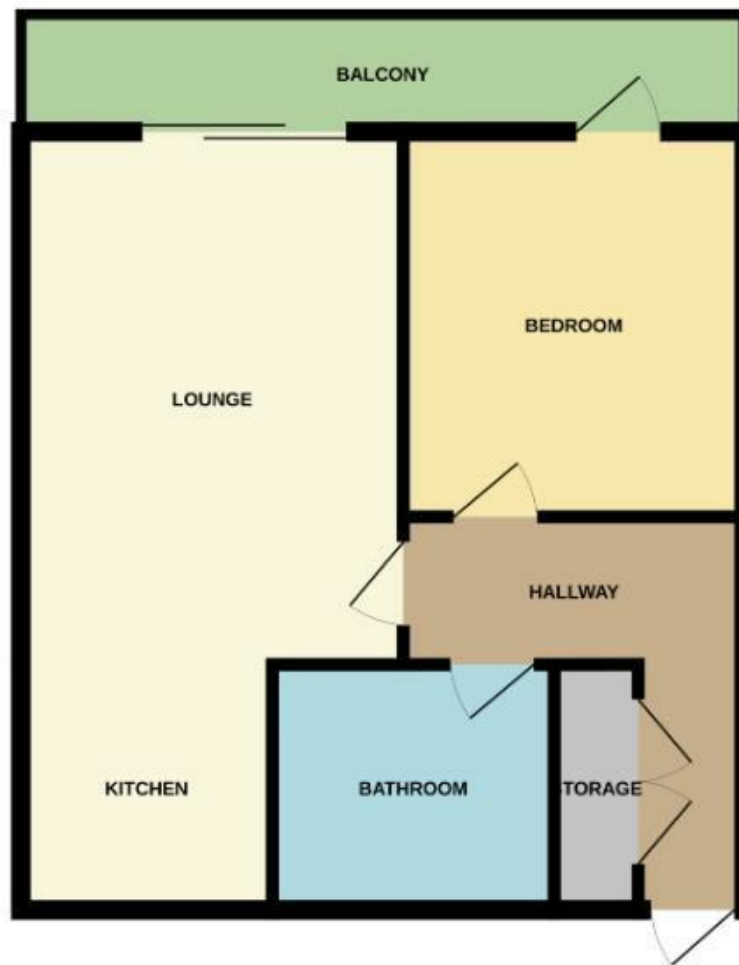
Building Managed By Zenith

Agents Notes

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.







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

