



*jordan fishwick*

# 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

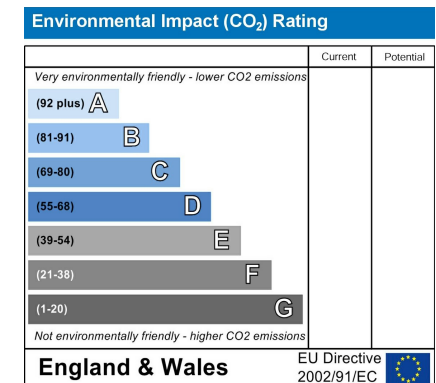
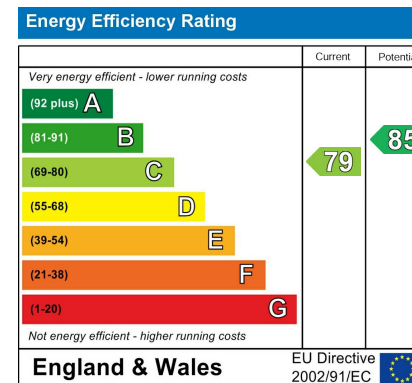
Ground Rent £235.73p pa Reviewed every 5 years. Next review 2026

Lease 125 Years from 2005

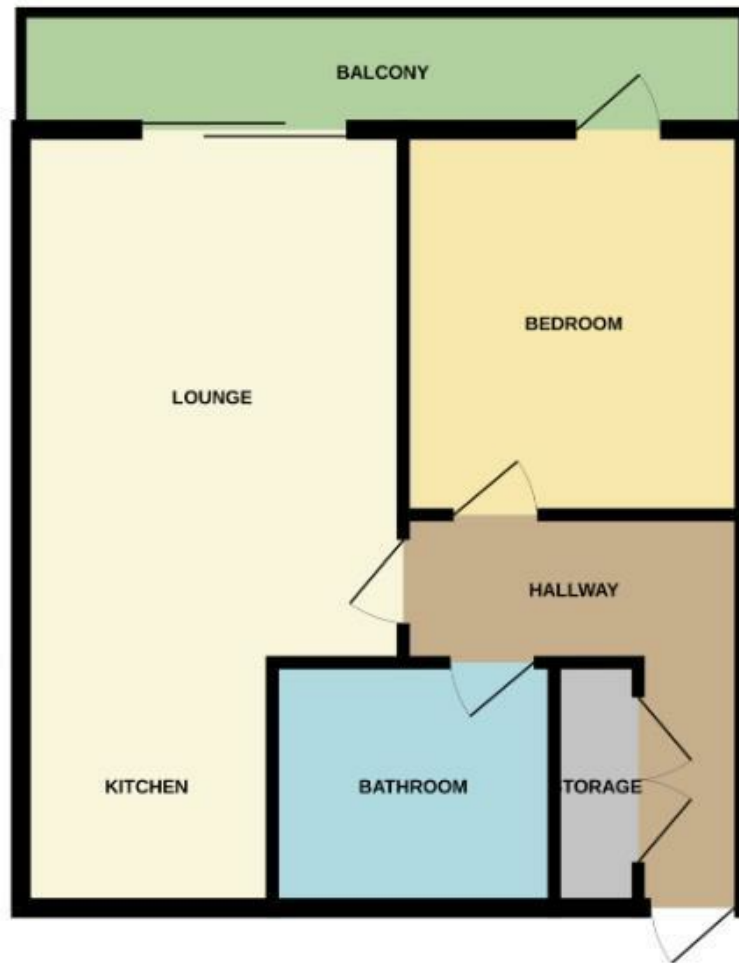
Building Managed By Zenith

### 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.







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245 Deansgate, Manchester, M3 4EN

0161 833 9499 opt 3

[manchester@jordanfishwick.co.uk](mailto:manchester@jordanfishwick.co.uk)

[www.jordanfishwick.co.uk](http://www.jordanfishwick.co.uk)

