



*jordanfishwick*

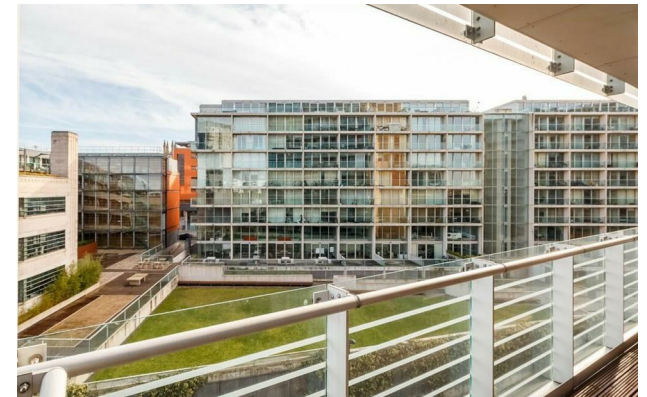
Apt 142 St Georges Island, 1 Kelso Place,  
£1,460 Per Calendar Month





## St Georges Island Manchester M15 4LE

£1,460 Per Calendar Month



### The Property

Available Early July. Located in the popular St Georges Island development, this larger than average 646 sq ft two bedroom apartment is a short walk from the city centre. This 4th floor apartment is furnished throughout with an entrance hallway with large storage closet housing boiler and washing machine. Open plan living area with wooden flooring and sliding door to the Balcony facing the Canal. Kitchen with integrated fridge freezer, dishwasher, oven and hob. Bedroom 1 is a large double room with an en-suite stylish shower room. There is a further double bedroom and a fantastic main bathroom with full size bath and shower over. Fully Furnished. Council Tax Band C. EPC Rating C. £40 pcm for water charge.


**\*ALL BUILDING REMEDIAL WORKS HAVE BEEN COMPLETED ON THIS BLOCK\***

**\*VIDEO/ PHOTOS OFFERS ARE NOT ACCEPTED - PLEASE BOOK AN IN PERSON VIEWING\***



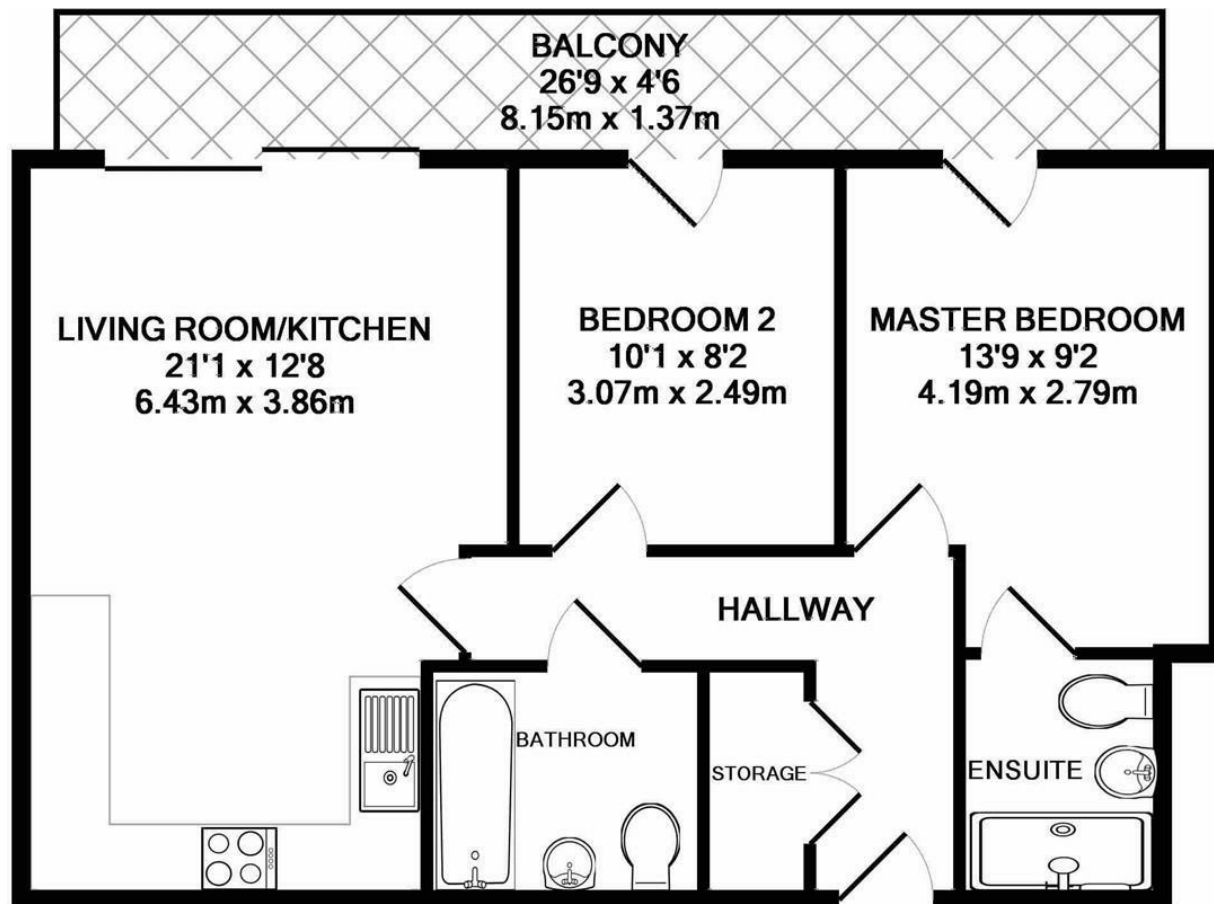
- Available Early July
- Two Bed apartment
- Castlefield Location - Close to City Centre
- Furnished
- EPC Rating C
- Tax Band C
- £40 pcm Water Charge
- No Parking
- Concierge onsite



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>	<b>72</b>	<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 







**TOTAL APPROX. FLOOR AREA 685 SQ.FT. (63.6 SQ.M.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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