



ISLAND



Apt 494 St Georges Island, 4 Kelso Place, Castlefield, Manchester, M15 4GT

Although works are required due to cladding/fire safety issues, we have been informed that the works will be funded via the governments Building Safety Fund. Mortgage buyers invited using the "BIG 6", discuss with your mortgage advisor/the branch

INVESTORS ONLY!! An absolutely stunning apartment on the top floor (9th) 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. Concierge service. Tenanted at £1200pcm until Dec 24!

Offers Over £200,000

Viewing arrangements

Viewing strictly by appointment through the agent

245 Deansgate, Manchester, M3 4EN 0161 833 9499 opt 3

Entrance Hallway

L shaped entrance hallway, laminate flooring, storage cupboard housing hot water cylinder and plumbing for washer/dryer. Wall mounted electric storage heater. Doors radiating to all other rooms.

Living Room/Kitchen

21'7" x 10'9"

Spacious open plan living/kitchen area with continuation of laminate flooring, floor to ceiling Double glazed sliding doors leading to decked balcony which overlooks Bridgewater Canal. 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 separate fridge and freezer. Stainless steel sink with drainer unit and halogen spotlights. Ceramic tiles to floor.

Bedroom One

14'4" x 8'2"

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

10'6" x 7'9"

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. Site manager on site. Visitor parking for 2 hours. Full length private balcony.

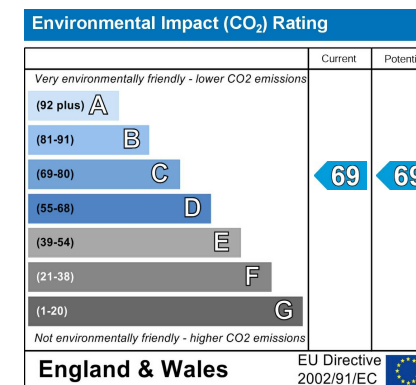
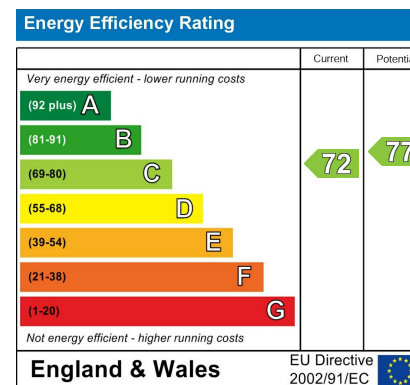
Additional Information

Service charges - £200 per month

Ground rent - £314 per annum

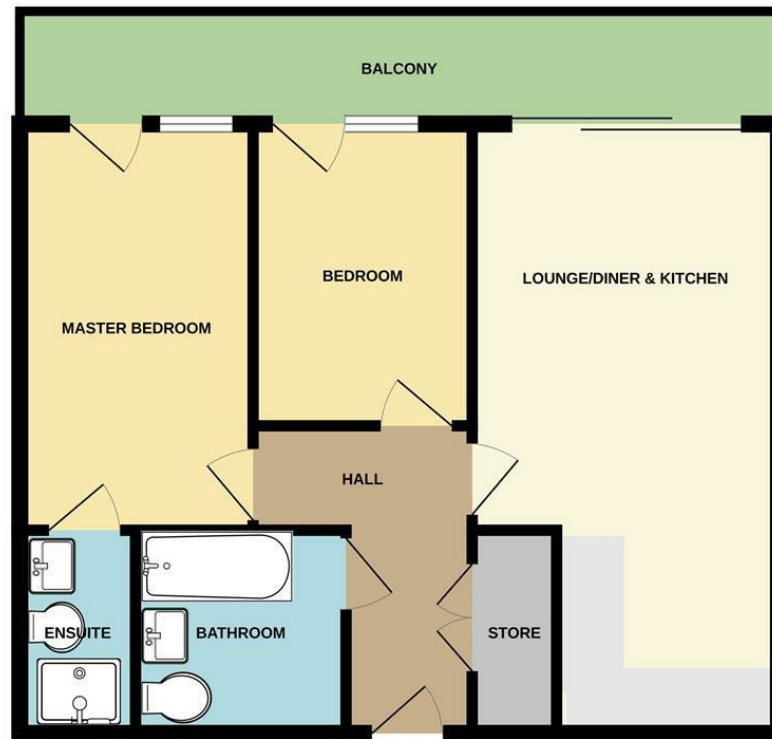
Council Tax Band C

Lease 125 years from 2006





9TH FLOOR



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

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