



*Jordan fishwick*

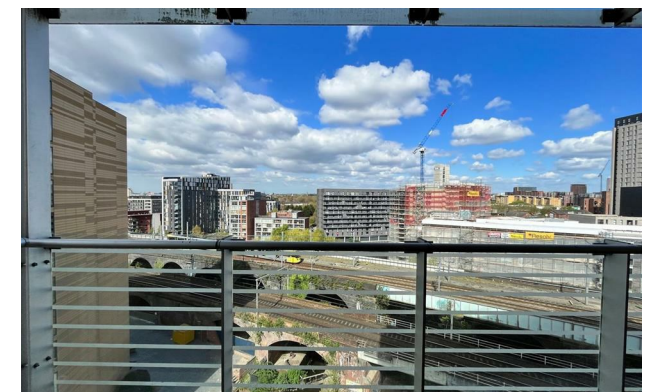
Apt 196 St Georges Island, Block 1, M15  
£1,250 Per Calendar Month





## St Georges Island 1 Kelso Place M15 4LE

£1,250 Per Calendar Month



### The Property

**\*PLEASE NOTE - BUILDING MAINTENANCE IS OCCURRING ON THE BUILDING, THEREFORE DISRUPTIONS WILL OCCUR DURING THE TENANCY TILL OCTOBER 2024. BUT THE BALCONY WILL BE ACCESSIBLE FROM JUNE 2024\***


Available End of April. Fantastic 9th floor, south facing apartment located in popular St Georges Island. The apartment is a short walk from the city centre and boasts SECURE PARKING and a large decked balcony overlooking the canal, which benefits from sun all day. The apartment is generous in size and has been tastefully decorated and furnished throughout. The layout comprises of- entrance hallway with large storage closet housing boiler and washing machine. Open plan living area with wooden flooring and sliding door to balcony. High spec gloss kitchen with integrated fridge freezer, dishwasher, oven and hob. Bedroom 1 is a large double room with luxury carpet and has an en-suite stylish shower room. There is a further double bedroom, and a fantastic main bathroom with high quality fittings, with full size bath and shower over. 12 Months tenancy. Fully Furnished. Council Tax Band C. Hyperoptic Internet enabled. Water charge £35pcm.

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



- Available End of April
- 9th Floor
- Two Double Bedrooms
- Furnished to High Standard
- South Facing Balcony
- Secure Parking
- Castlefield Location
- Tax Band C
- Water charge £35pcm



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</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>79</b>	<b>85</b>
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	





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.

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