



*Jordan fishwick*

Apt 3105 St Georges Island, Block 3, M15  
£925 Per Calendar Month





## St Georges Island 3 Kelso Place M15 4GS

£925 Per Calendar Month



### The Property

**\*PLEASE NOTE - THERE IS BUILDING MAINTENANCE OCCURING ON THE BUILDING AND WILL CARRY ON TILL LATE 2024. NOT IDEAL FOR ANYONE WHO WORKS FROM HOME\***

Available End of April. This Top floor one bedroom apartment has a full length balcony offering excellent views over Castlefield. Laminate flooring and electric wall heaters throughout. Accommodation comprises spacious living room with open-plan high gloss kitchen units and fitted appliances. Sliding door leading to double bedroom and luxurious three piece bathroom suite with fitted mirror unit and shower over the bath. FURNISHED. No parking. £25pcm water consumption charge. Council Tax Band B. EPC Rating C.


**\*VIDEO/ PHOTO OFFERS NOT ACCEPTED - PLEASE CALL TO BOOK A VIEWING\***





- Available End of April
- Top Floor Apartment
- One Double Bedroom
- Fully Furnished
- Castlefield Location
- Close to City Centre
- No Parking
- Tax Band B



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>	70	79
(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 	





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: Offices at Chorlton, Didsbury, Disley, Hale, Glossop, Macclesfield, Manchester Deansgate, Manchester Whitworth Street, New Mills, Sale, Wilmslow and Withington