



# Apt 358 St Georges Island, 3 Kelso Place, Manchester, M15 4GS

Jordan Fishwick are pleased to offer for sale this 5th floor two bedroom corner apartment, located in Block 3 of the popular SGI development. The apartment is clean and tidy and boasts a balcony. Entering the apartment you will find an entrance foyer with airing cupboard housing space for a washing machine, an open plan kitchen/living room with a balcony. two double bedrooms both leading onto the balcony, master with en-suite bathroom, then a main bathroom. The apartment has no chain and a 24 hour concierge on site.

Cladding remediation works funded by the developer. Nothing to pay, developers pledge has been signed by Dandara.\*

## Price £170,000

### Viewing arrangements

Viewing strictly by appointment through the agent  
245 Deansgate, Manchester, M3 4EN 0161 833 9499 opt 3

#### Entrance Hall

#### Living Room

18'3" x 13'3"

#### Kitchen

6'9" x 9'8"

#### Bedroom One

14'6" x 9'3"

#### En-Suite

7'0" x 3'9"

#### Bedroom Two

14'6" x 9'3"

#### Bathroom

7'3" x 6'6"

#### Balcony

Balcony with access from the living room and both bedrooms

#### Additional Information

\*\*all service/appliances have not and will not be tested\*\*

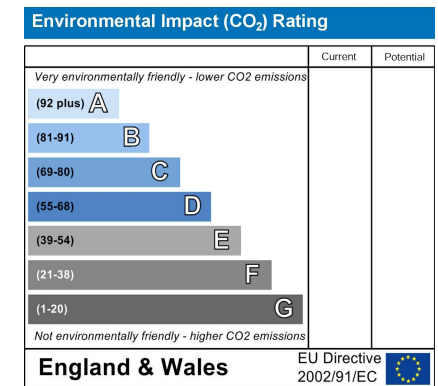
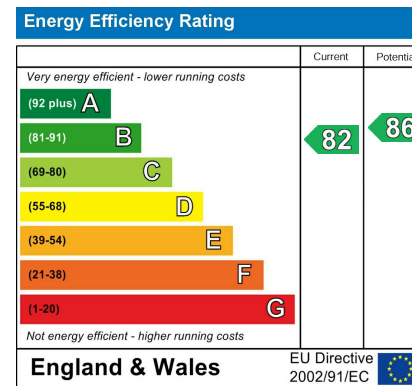
Ground Rent £315pa

Lease 125 Years from 2006

Service Charges is £3,722 pa

Development Managed By Zenith







7TH FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only  
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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)



