



RESIDE  
MANCHESTER



418 St Georges Island Kelso Place  
Castlefield, Manchester, M15 4GT

**Asking Price £230,000**



# 418 St Georges Island Kelso

Castlefield, Manchester, M15 4GT

A stunning corner two bedroom apartment situated in St Georges Island, Castlefield.

The apartment comprises a beautifully designed open plan living area and kitchen, two double bedrooms, two bathroom with a full length balcony and one allocated parking space included.

Located in Castlefield, this building is ideally situated just a stone's throw away from numerous bars and restaurants, including Barca Bar, Albert Shed, and Dukes 92. Manchester City Centre and Spinningfields are both conveniently located within a 10-minute walk.

### The Tour

Apartment 418 is a corner two bedroom apartment located on the 1st floor in Block 4, St Georges Island.

Entering into a large hallway with hyperoptic installed and doors leading to the rest of accommodation.

**Lounge/Kitchen:** The living area features wooden flooring, floor to ceiling windows which flood the apartment with natural light. You have access to a spacious, full length balcony. The kitchen includes integrated appliances; oven, hob, dishwasher, countertop fridge, countertop freezer and tiled flooring.

**Bedroom one:** Spacious carpeted bedroom with floor to ceiling glass door that has direct access to the balcony, electric wall heater and TV points.

**Bedroom two:** Spacious double bedroom with wooden flooring and floor to ceiling glass door that has direct access to the balcony, electric wall heater.

**Family bathroom:** The bathroom is fitted with a Villeroy and Boch 3 piece suite, with shower fittings over a large bathtub, heated towel rail and partially tiled walls and tiled flooring.

**En-suite:** The ensuite is fitted with a Villeroy and Boch 3 piece suite, with a walk in shower, partially tiled walls and tiled flooring.

The storage cupboard houses a hot water cylinder, plumbing for a washing machine and plenty of storage space.





### The Area

Castlefield is an inner-city conservation area. It is a unique and historic district, renowned for its beautifully preserved canals, industrial heritage, and Victorian architecture. The area was once home to the Roman, and its rich history is still visible in the many historical sites and monuments throughout the neighborhood.

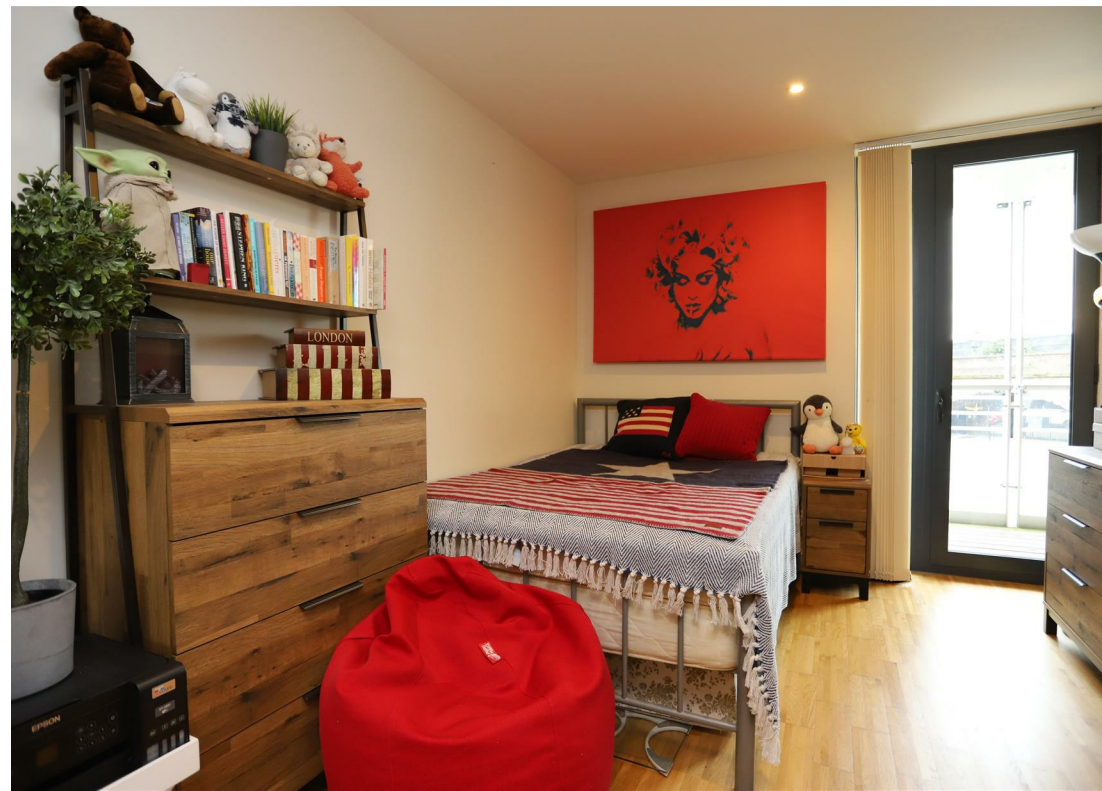
The area is home to numerous bars, restaurants, and cafes, as well as a variety of cultural and recreational facilities. The Castlefield Bowl, an outdoor concert venue, is a popular spot for live music events and festivals, while the nearby Museum of Science and Industry provides visitors with an immersive experience of Manchester's industrial history.

The property is perfectly located as it's only a 5 minute walk to Cornbrook Metrolink or 10 minute walk to Deansgate Metrolink and Train Station.

### Lease Information

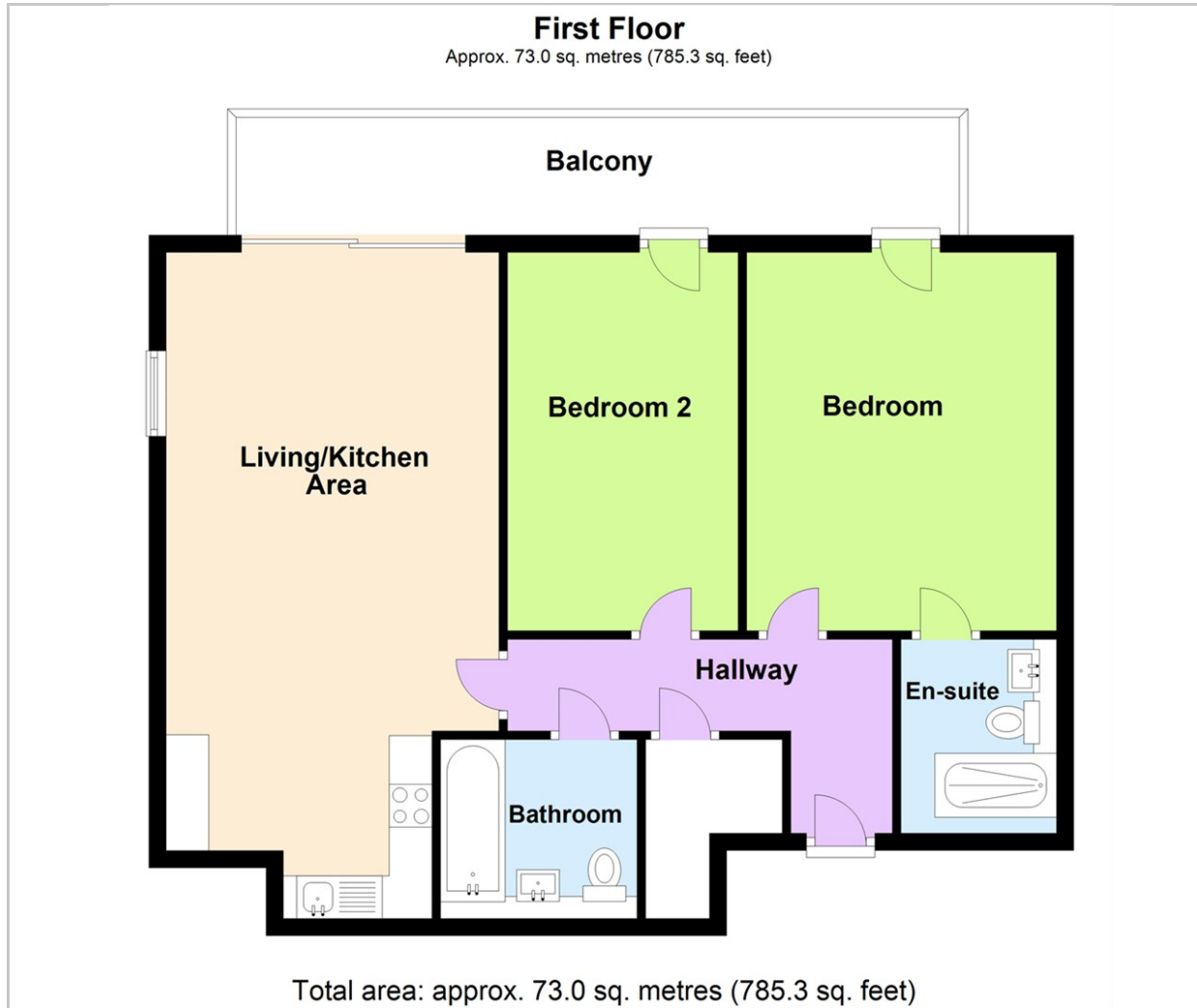
Length of lease - 103 years remaining.  
Service charge - £3,817 per annum (water and buildings insurance included).  
Ground rent - £314 per annum.

The fundings for the cladding works are being covered, meaning mortgage buyers are welcome. The remediation is underway with estimated completion for September 24.



- Two Double Bedrooms
- Two Bathrooms
- Full Length Balcony
- Mortgage Buyers Welcome
- Allocated Parking Included
- EPC Rating C
- 24 Hour Concierge
- Corner Apartment
- Castlefield Location
- Funding Covered For Remediation Works On Cladding

## Floor Plan



## Viewing

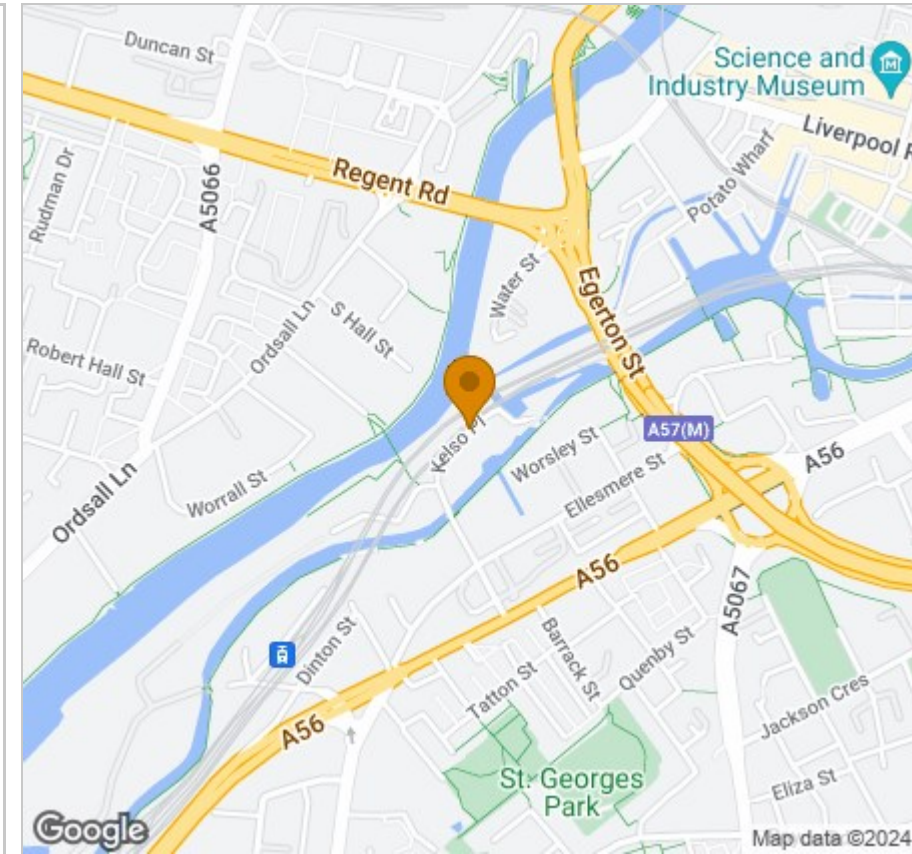
Please contact our Reside Manchester Office on 0161 837 2840 if you wish to arrange a viewing appointment for this property or require further information.

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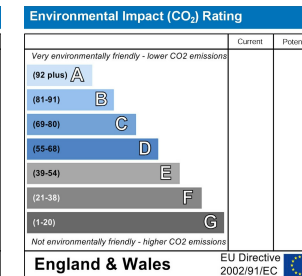
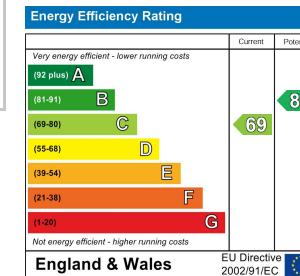
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## Area Map



## Energy Efficiency Graph



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