





# Apt 483 St Georges Island, 4 Kelso Place, Castlefields, Manchester, M15 4GT

An absolutely stunning corner apartment on the 8th floor 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 on site. This apartment benefits from an extensive full length balcony which can be accessed from both bedrooms and the living area, providing views of the nearby canal and Salford skyline. Accommodation comprises of entrance hallway with ample storage, spacious corner aspect living area with lots of natural light. Patio doors to a large balcony with stunning views, dining area, newly fully fitted 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. NO ONGOING CHAIN.

\*The cladding remediation works are almost complete, so we are inviting mortgage buyers due to the EWS1 being issued shortly. Please take advice from mortgage lender or speak to branch to discuss\*.

## Price £230,000

### Viewing arrangements

Viewing strictly by appointment through the agent

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

#### Entrance Hall

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

17'2" x 12'9"

Spacious corner aspect open plan living/kitchen area with continuation of laminate flooring, floor to ceiling Double glazed sliding doors leading to the balcony. Additional side window. Television and telephone connection points. Wall mounted electric storage heater. Video intercom entry system.

#### Kitchen

6'7" x 9'7"

Modern newly fully fitted kitchen with cream units and complimentary roll top work surfaces over. Integrated electric double 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

14'5" x 9'7"

Fitted carpet, wall mounted electric storage heater. Floor to ceiling double glazed door leading to the balcony. Television connection point.

#### En-Suite

3'0" x 6'9"

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

14'5" x 8'7"

Laminate flooring, wall mounted electric storage heater. Double glazed door leading to the Balcony.

## Bathroom

7'6" x 5'8"

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.

## Balcony

Full length balcony with canal views.

## Externally

Underground allocated parking bay, Well maintained communal grounds

## Additional Information

Service Charge - £3,451.24pa

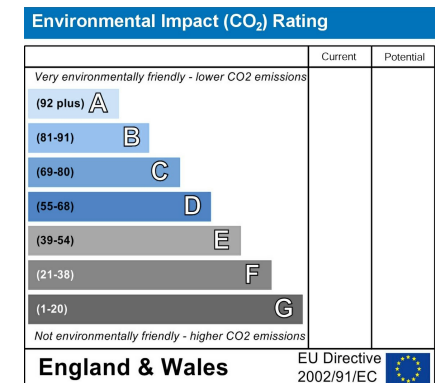
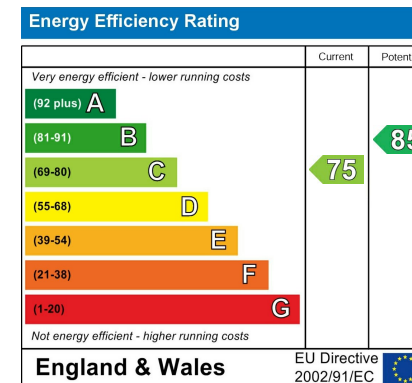
Ground Rent - £314.31 Reviewed every 10 years

Lease - 125 Years from May 2006

Managing Agents - Zenith

## Agent notes

To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.







# GROUND FLOOR



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