



Apt 406 St Georges Island, 4 Kelso Place, Manchester, M15 4GT

Jordan Fishwick are pleased to have for sale this cosy, ground floor two bedroom apartment in the St Georges Island development. The property comprises of a spacious lounge with access to the full length balcony with unrivalled canal views. A contemporary kitchen with integrated appliances, family sized bathroom with modern fixtures and fittings, two double bedrooms with the master including an en-suite. EWS-1 A1 Rating. No Parking

Asking Price £190,000

Viewing arrangements

Viewing strictly by appointment through the agent

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

Entrance Hallway

Leads to all rooms, wooden laminate flooring, storage with plumbing for washing machine and hot water tank.

Kitchen

5'2" x 8'8"

Range of wall and base units with complimentary kitchen worktop, integrated fridge / freezer, dishwasher, oven / hob, extractor fan, spot lighting.

Lounge

10'9" x 14'9"

Laminate flooring throughout, spot lighting, electrical power sockets, access to full length balcony.

Bedroom One

8'10" x 15'6"

Fitted carpets, floor to ceiling window, electrical power sockets, spot lighting, access to full length balcony.

En-Suite

6'9" x 4'0"

Part tiled, enclosed shower cubicle, fitted mirror, spot lighting, low level W.C, hand wash basin, heated towel rail.

Bedroom Two

10'8" x 8'7"

Fitted carpets, spot lighting, electrical power sockets, access to full length balcony, floor to ceiling windows.

Externally

Full length balcony. On site concierge with parcel services.

Additional Information

Service Charge- £2,649.60

Ground Rent- £317.07 Reviewed every 10 years

Lease 125 years from 2006

EPC Rating- D

Council Tax Band- C

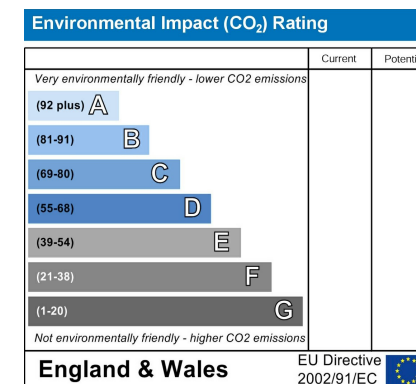
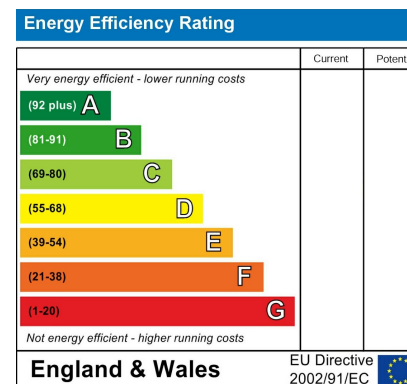
Managing Company- Zenith Management

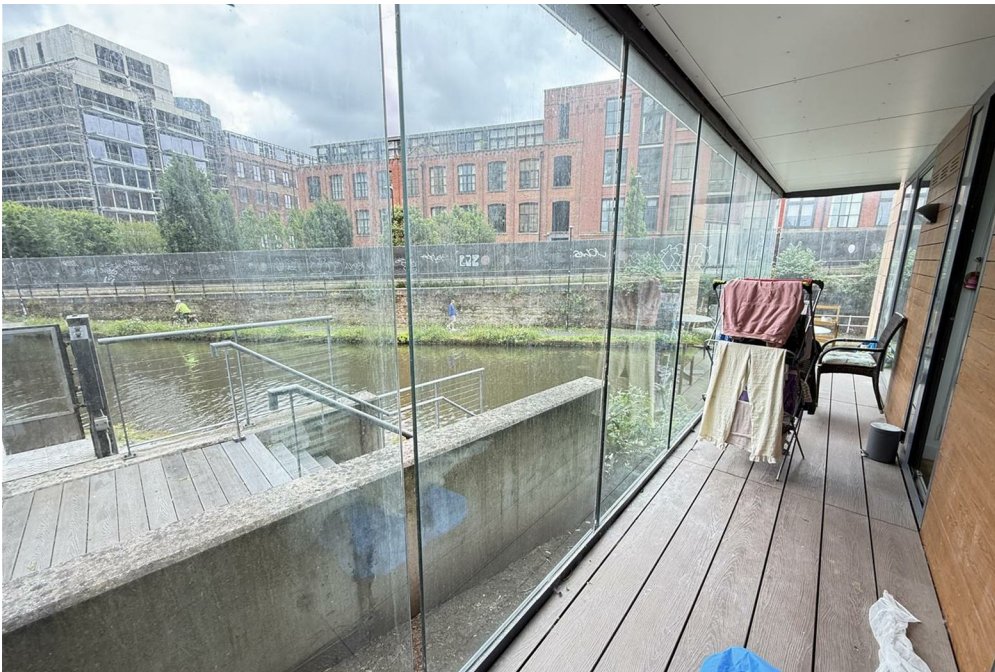
Agents Notes

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

Disclaimer

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