



# 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

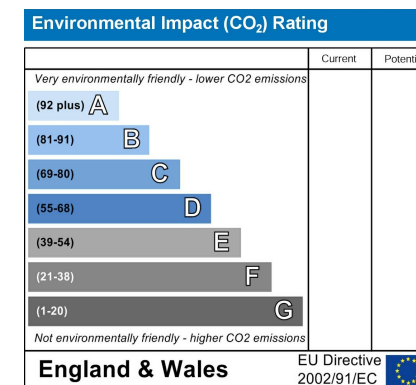
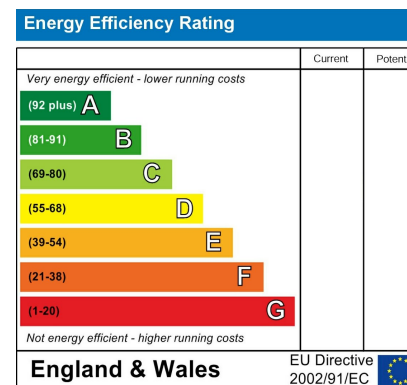
Managing Company- Zenith Management

## 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

IMPORTANT NOTE TO PURCHASERS: The lease, ground rent and service charges should all be checked via the solicitors for clarification. We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only, and are not precise. If floor plans were included, these may not be to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us.









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

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)

