





# Apt 196 St Georges Island, 1 Kelso Place, Castlefield, Macclesfield, M15 4LE

Jordan Fishwick are pleased to have for sale, this fantastic two bedroom corner apartment with a southerly aspect on the 9th floor in the St Georges Island. The apartment is generous in size and has been tastefully decorated and furnished throughout. The layout comprises of- entrance hallway with large storage closet housing boiler and washing machine. Open plan living area with wooden flooring and sliding door to balcony. High spec gloss kitchen with integrated fridge freezer, dishwasher, oven and hob. Bedroom one has a luxury en-suite stylish shower room. There is a further double bedroom, and a fantastic main bathroom with high quality fittings, with full size bath and shower over. Underground Parking included. EWS-1 A1 Rating

## Offers In Excess Of £220,000

### Viewing arrangements

Viewing strictly by appointment through the agent

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

### Entrance Hall

Access to plumbing for washing machine and hot water storage tank.

### Living/Kitchen

21'0" x 11'7"

Open plan kitchen and lounge with a range of wall and base units with complimentary kitchen worktop, integrated oven/hob, dishwasher, fridge/freezer, extractor fan. The lounge has laminate flooring, T.V access point, electrical heater, spot lighting, access to the balcony through floor to ceiling sliding doors.

### Master Bedroom

9'2" x 15'4"

Fitted carpets, spot lighting, electric heater, floor to ceiling double glazed UPVC door with access to the balcony, en-suite found towards the rear of the bedroom.

### En-Suite

7'3" x 3'10"

Enclosed shower cubicle with rain attachment and mixer, chrome heated towel rail, spot lighting, hand wash basin, low level W.C, fitted mirror.

### Bedroom Two

9'11" x 8'9"

Fitted carpets, spot lighting, electric heater, floor to ceiling double glazed UPVC door with access to the balcony.

## Bathroom

6'0" x 7'6"

Part tiled bathroom, glass shower screen, shower attachment attachment with mixer, low level W.C, hand wash basin, extractor fan, spot lighting, fitted mirror with complimentary lighting.

## Externally

Access to balcony through lounge and all bedrooms.  
Underground parking space

## Additional information

Service Charges £3,147.66pa

Ground Rent £259.61p with a 10 year review period

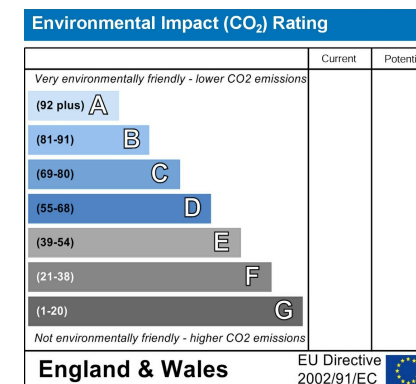
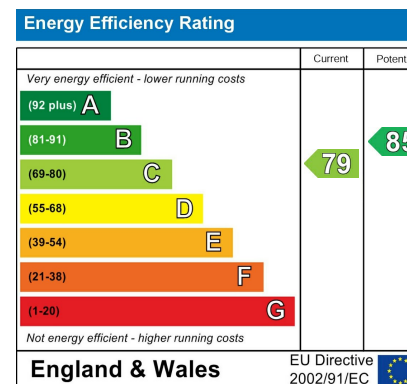
Lease 125 Years From 2006

EWS-1 Rating A1

Managed By Zenith

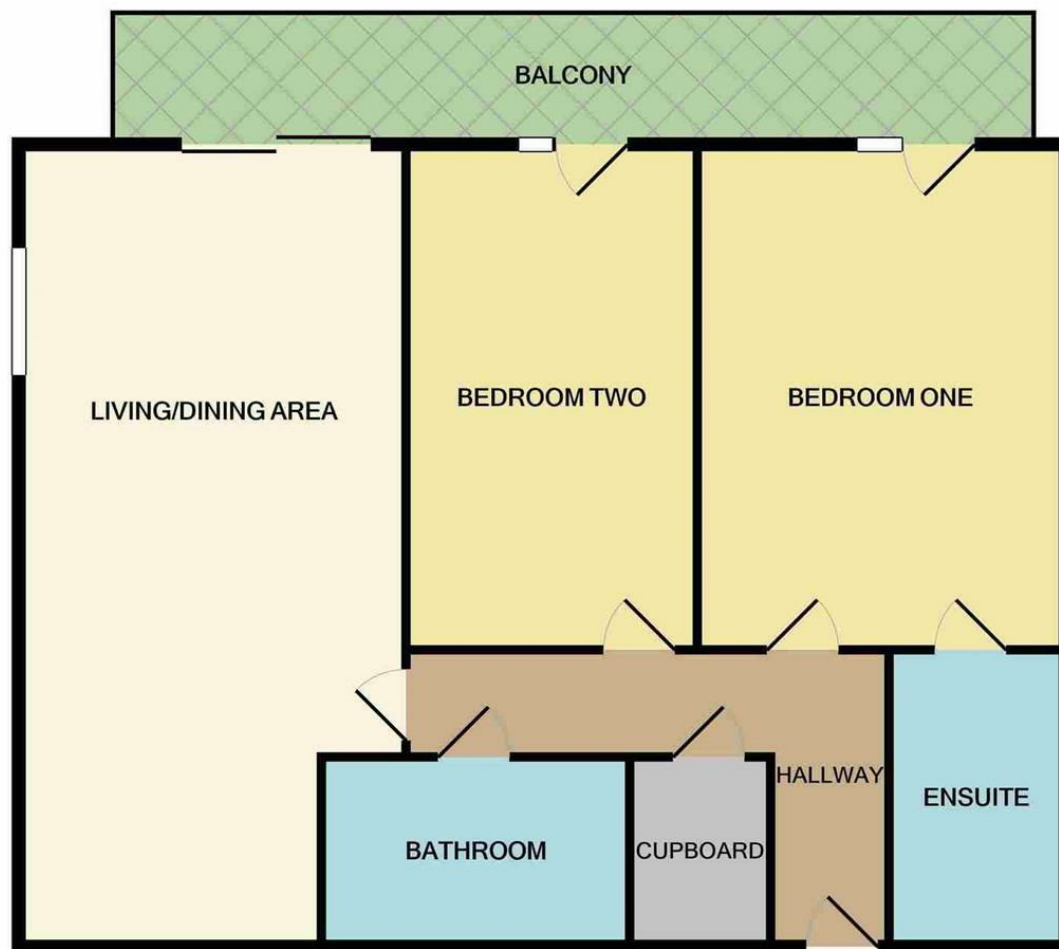
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