



*jordanfishwick*

Apt 262 St Georges Island, 2 Kelso Place,  
£1,300 Per Calendar Month





## St Georges Island Manchester M15 4GQ

£1,300 Per Calendar Month



### The Property

Available NOW! Two Bedroom, Two Bathroom Apartment with SECURE PARKING

An absolutely stunning apartment on the 6th floor of Dandara's spectacular Castlefield canalside development, St Georges Island. This great development is just a short walk from the vibrant city centre and has a 24hr concierge. This apartment benefits from an extensive full length balcony which can be accessed from both bedrooms and the living area, providing fantastic views. Accommodation comprises of entrance hallway with ample storage, spacious corner aspect living area with lots of natural light. Patio doors lead out to a large decked balcony with stunning views, dining area, 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. Concierge service on site. UNFURNISHED, can be furnished for additional cost. Water Charge £35pcm. EPC Rating C, Council Tax Band C.

\*VIDEO/ PHOTO OFFERS NOT ACCEPTED - PLEASE CALL TO BOOK A VIEWING\*



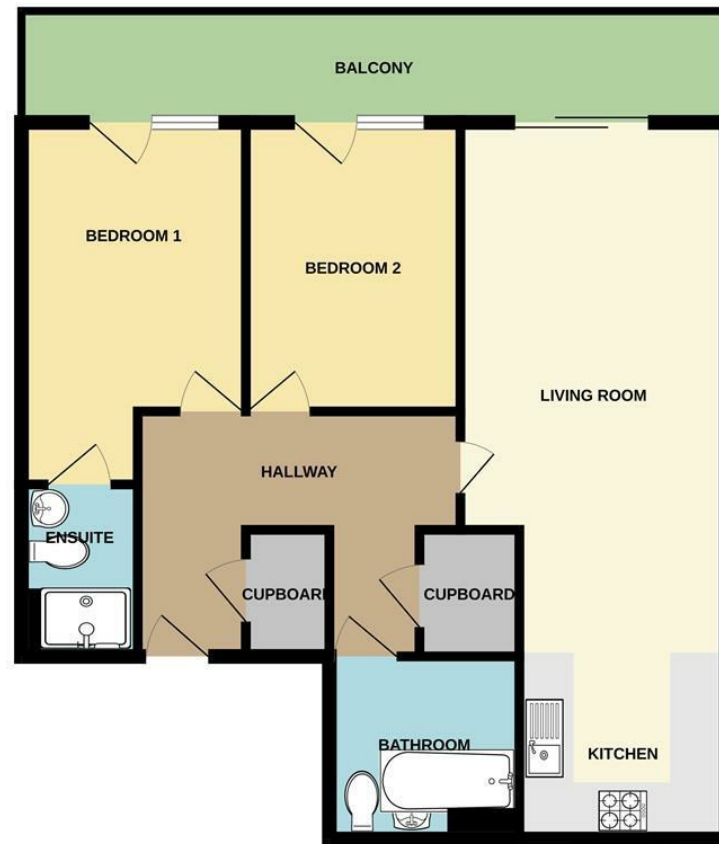
- Available NOW
- 6th Floor
- Two Bedroom Apartment
- Unfurnished
- Secure Parking Included
- Castlefield Location
- EPC Rating C, Council Tax Band C
- Large Balcony
- Concierge Service



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	83
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



7TH FLOOR



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