

RESIDE
MANCHESTER

283 St George's Island 2 Kelso Place

Castlefield, Manchester, M15 4GQ

Asking Price £215,000

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A stunning two bedroom apartment located in St George's Island development in Castlefield.

Situated on the eighth floor, this corner apartment features a spacious open-plan living and kitchen area, two generous double bedrooms, and two modern bathrooms. A full-length balcony provides impressive city views and a secure allocated parking space is included.

Perfectly positioned in the heart of Castlefield, the development is just moments from a fantastic selection of bars, restaurants, and canalside attractions, including Barca Bar, Albert's Shed, and Dukes 92. Both Manchester City Centre and Spinningfields are within a comfortable 10-minute walk.

Recent cladding remediation works have been completed, and an EWS1 form is now available.

Viewings are highly recommended.

The Tour

A well-presented two-bedroom apartment situated on the eighth floor of Block 2 at St George's Island.

The property welcomes you into a spacious entrance hallway, with wooden flooring, built in cupboard housing hot water cylinder, plumbing for a washer dryer, an additional storage cupboard with doors radiating to the rest of the accommodation.

Living Area & Kitchen: The bright and airy living space benefits from being corner positioned with additional floor-to-ceiling windows allowing an abundance of natural light to fill the apartment. Sliding doors open onto a generous full-length balcony, offering a private outdoor space with impressive canal and city views. The contemporary kitchen is fitted with a range of integrated Neff appliances, including an oven, hob, dishwasher, and fridge/freezer, complemented by tiled flooring.

Bedroom One: A generously sized double bedroom featuring fitted carpeting, floor-to-ceiling glazed doors with direct access to the balcony, an electric wall heater, and TV connection points.

Bedroom Two: A spacious second double bedroom with wooden flooring, floor-to-ceiling glazed doors leading onto the balcony, and an electric wall heater.

Family Bathroom: Fitted with a high-quality Villeroy & Boch three-piece suite comprising a bath with overhead shower, heated towel rail, partially tiled walls, and tiled flooring.

En-Suite Shower Room: The en-suite is appointed with a Villeroy & Boch three-piece suite, including a walk-in shower, partially tiled walls, and tiled flooring.

























The Area

Castlefield is one of Manchester's most distinctive and sought-after neighbourhoods, designated as an inner-city conservation area and celebrated for its rich history, picturesque canals, and striking Victorian architecture. Once the site of the Roman fort that gave Manchester its origins, the area retains a strong connection to its past, with an array of historic landmarks and industrial heritage features woven throughout the district.

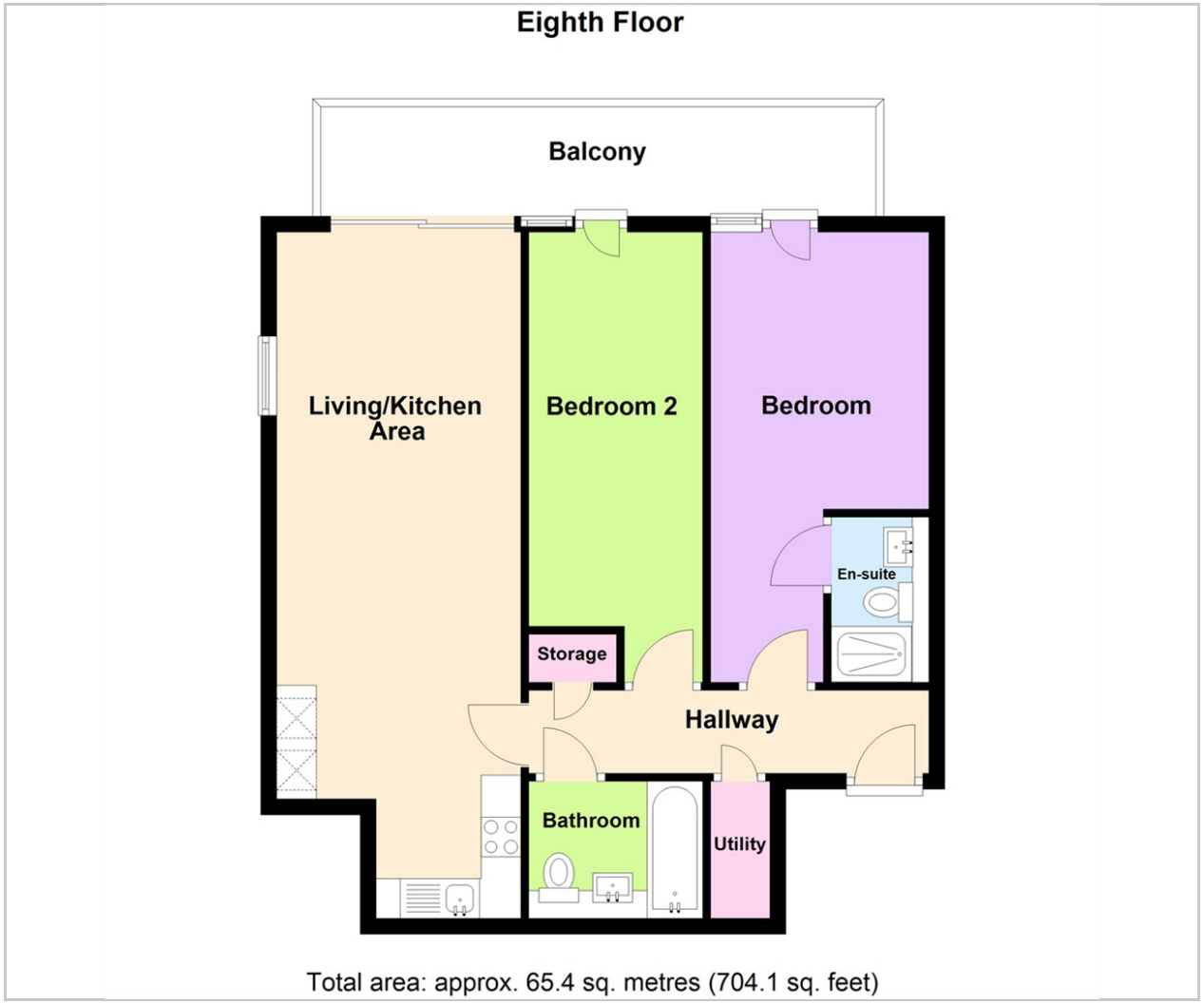
Today, Castlefield offers a vibrant lifestyle with an excellent selection of bars, restaurants, cafés, and leisure amenities. The popular Castlefield Bowl hosts a variety of outdoor concerts and live events throughout the year, while the nearby Museum of Science and Industry provides a fascinating insight into Manchester's industrial legacy. Combining historic character with modern city living, Castlefield remains one of the city's most desirable residential locations.

Lease Information

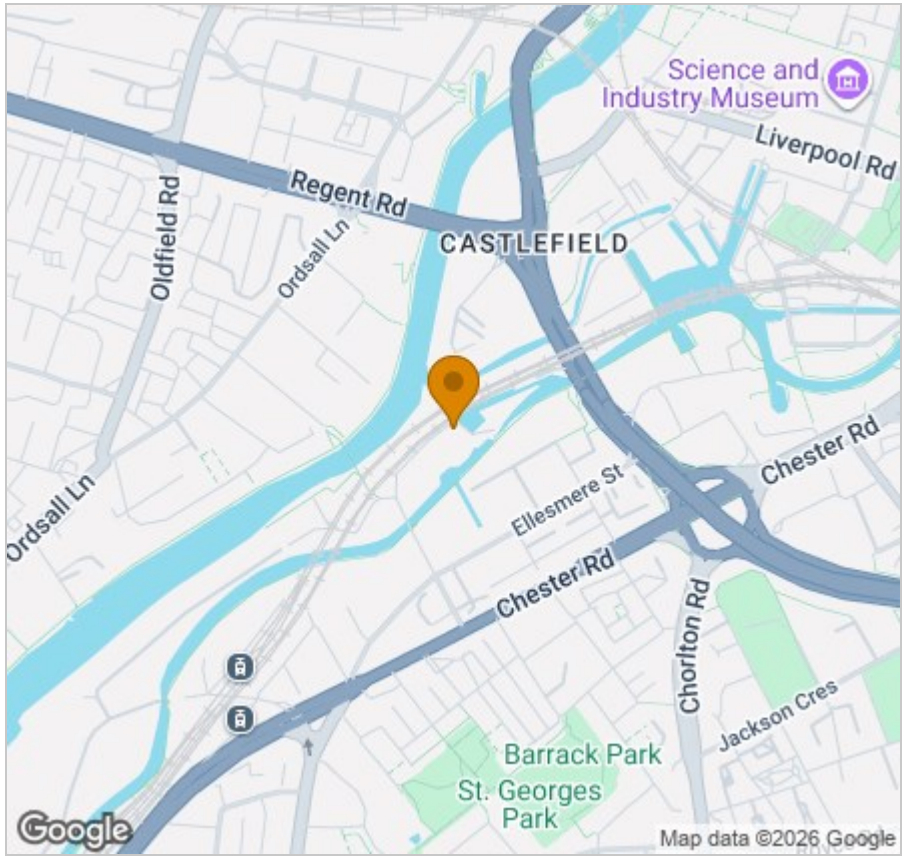
Lease length: 125years from 01 May 2006, 105 years remaining.
Service charge: £3,100 per annum.
Ground rent: £314.31 per annum.

- Two Double Bedrooms, Two Bathrooms
- Eighth Floor Apartment
- Corner Positioned
- Large Balcony
- Secure Parking Included
- EPC Rating C
- Canal Facing Apartment With Far Reaching Views
- 24 Hour Concierge
- Castlefield Location
- EWS1 Rated A1

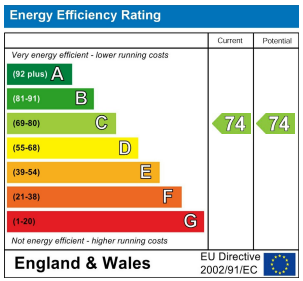
Floor Plan

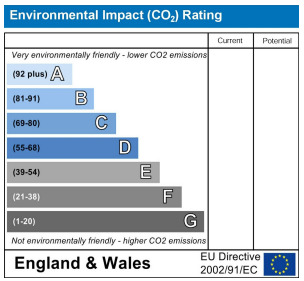


Area Map



Energy Efficiency Graph





Viewing

Please contact our Reside Manchester Office on 0161 837 2840
if you wish to arrange a viewing appointment for this property or require further information.

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