



**JULIE TWIST  
PROPERTIES**



## **St Georges Island, Castlefield - Offers In Region Of £180,000**

Julie Twist Properties are pleased to offer this two bedroom apartment within the popular St George's Island development.

Positioned on the seventh floor this property boasts beautiful views across Castlefield and over the water below. The property comprises open plan living area leading off to a full length balcony; open plan kitchen complete with integrated appliances; master bedroom with ensuite bathroom; second double bedroom; modern three piece main bathroom and has ample storage throughout. The balcony is accessible by both bedrooms.

St George's Island is a short walk from Deansgate via the canal towpath offering easy access to the transport links, bars, shops and restaurants that the city has to offer. Cornbrook Metrolink stop is a short walk away offering links in and out of the city centre. The development also has an on-site caretaker and well-kept communal areas throughout.

- Two Double Bedrooms
- Full Length Balcony
- Water Views
- Castlefield Location
- Seventh Floor
- Short Walk to Deansgate
- Two Bathrooms
- Short Walk to Metrolink

GENERAL

Rental Yield: 6.2% (Based on expected rental of £925pcm)  
Service Charge: Aprx £2000 pa  
Ground Rent: Aprx £290 pa  
Lease: 125 years from 01.05.2006  
Council Tax Band: C, Aprx £1275.65 pa  
Management Company: Scanlans

HALLWAY

Wooden floor, cupboard housing the boiler and plumbing for washing machine, storage cupboard and spotlights.

LIVING ROOM

Double glazed sliding door to balcony, double glazed window, wooden flooring, phone/tv point, wall mounted heater and spotlights.

KITCHEN

Open plan to the living area the kitchen comprises a range of wall and base units, stainless steel sink with mixer tap and drainer, four ring hob with extractor over, built-in oven, integrated fridge, integrated freezer, integrated dishwasher, tiled flooring, extractor and ceiling spotlights.

MASTER BEDROOM

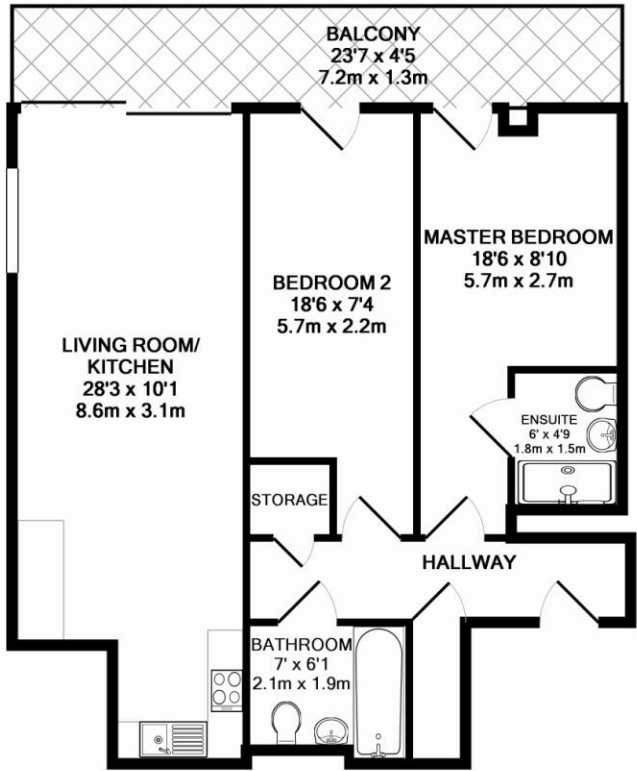
Double glazed door to balcony, wooden flooring, wall mounted heater, spotlights and access to ensuite.

ENSUITE

Accessed via master bedroom, the ensuite comprises shower cubicle, sink with mixer tap, WC, wall mirror, tiled flooring, partially tiled walls, extractor and spotlights.

BATHROOM

Three piece bathroom comprising bath with shower attachment over, WC, sink with mixer tap, wall mirror, partially tiled walls, tiled flooring, extractor and spotlights.



TOTAL APPROX. FLOOR AREA 672 SQ.FT. (62.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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