



**JULIE TWIST
PROPERTIES**



St George's Island, Kelso Place, Manchester

Offers Over £210,000

This two bedroom corner apartment is located within the second block of St George's Island in Castlefield. Set on the sixth floor, this beautifully presented apartment offers a spacious living/dining area, open plan kitchen complete with integrated appliances, two double bedrooms which both have access onto the full length balcony, ensuite to the master bedroom and three piece main bathroom. The property also includes an allocated underground parking space. St George's Island has an on-site concierge and is set on the banks of the canal and basins. Deansgate is only a short walk away via the canal towpath putting you within easy reach of transport links, bars, restaurants and shops.

- Two Double Bedrooms
- Sixth Floor
- Allocated Parking
- Full Length Balcony
- Castlefield Location
- Two Bathrooms
- Beautifully Presented
- Short Walk to City Centre

GENERAL

Rental Yield: 6.9% (Based on expected rental of £1200pcm)
Service Charge: £1962.08 pa
Ground Rent: £290.27 pa
Lease: 125 years from 01.05.2006
Council Tax Band: D, Aprx £1435.12 pa
Management Company: Scanlans

HALLWAY

Laminate flooring, cupboard housing the boiler and plumbing for washing machine, separate storage cupboard, wall mounted heater and three ceiling lights.

LIVING ROOM

Double glazed sliding door to the balcony, laminate flooring, phone/tv point, Sky satellite point, wall mounted heater, intercom phone 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, integrated dishwasher, integrated fridge/freezer, built-in oven, four ring hob with extractor over, glass splashback and upstands, spotlights and tiled flooring.

MASTER BEDROOM

Double glazed door to balcony, carpeted flooring, wall mounted heater, ceiling light and access to ensuite.

ENSUITE

Accessed via master bedroom, the ensuite comprises shower cubicle, sink with mixer tap, WC, wall mirror, storage overhead with down-lighting, ceiling spotlights and extractor.

BEDROOM 2

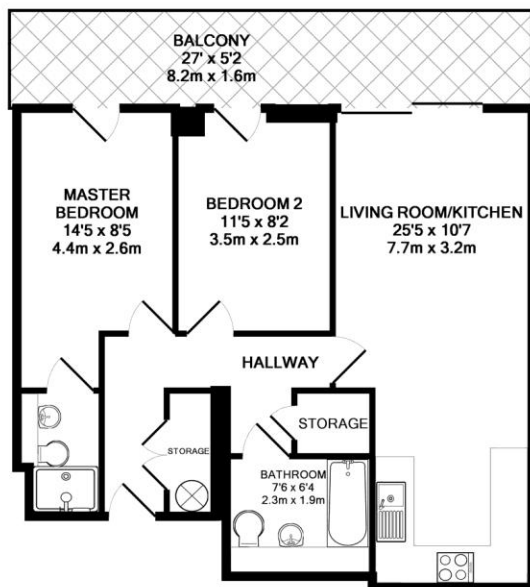
Double glazed door to balcony, laminate flooring, wall mounted heater and spotlights.

BATHROOM

Three piece bathroom comprising bath with shower attachment over, WC, wash hand basin with mixer tap, partially tiled walls, tiled flooring, heated towel rail, wall mirror, storage overhead with downlighting, extractor and ceiling spotlights.

PARKING

There is one allocated underground parking space included in the sale of this property.



TOTAL APPROX. FLOOR AREA 801 SQ.FT. (74.4 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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