



JULIE TWIST
PROPERTIES



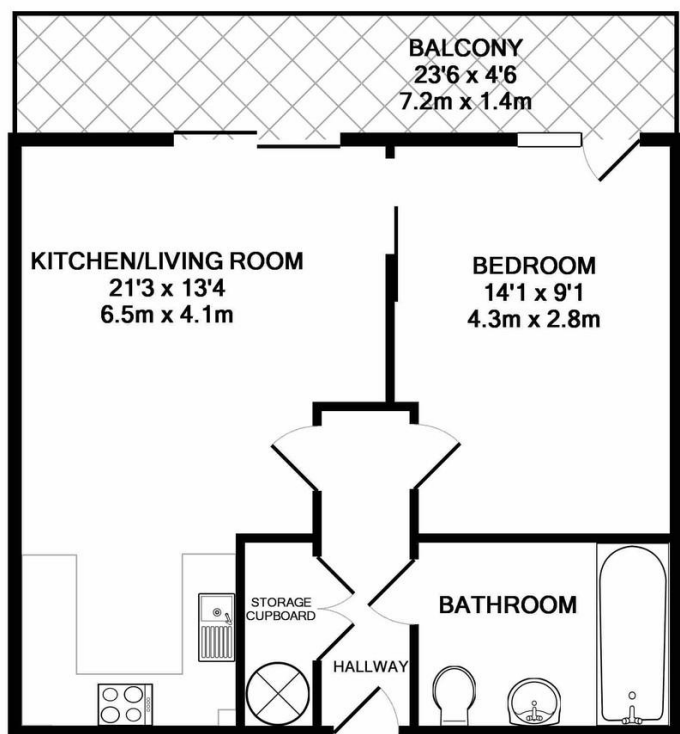
St Georges Island, Kelso Place, Manchester

£145,000

A one bedroom apartment in fantastic condition in the waterside development, St George's Island! Situated on the first floor, this property boasts a full-length timber-decked balcony which can be accessed by both the living area and bedroom. The layout consists of an entrance hallway, an open plan lounge, dining and kitchen area complete with a modern finish and integrated appliances. A double bedroom which is accessible via the hallway and the lounge and has floor to ceiling windows. A main bathroom with a three-piece suite, high-quality finishing and a full-length wall mirror.

Located in Castlefield and within walking distance to the City Centre, this development offers easy access to all City Centre amenities, Cornbrook Metrolink Station and to Deansgate Rail Station as well as excellent access to motorway links.

- One Double Bedroom
- Castlefield Location
- First Floor
- Full Length Balcony
- Great Condition
- Minutes walk from Corbrook Station
- Minutes walk from Deansgate
- Waterside Development



TOTAL APPROX. FLOOR AREA 502 SQ.FT. (46.6 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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GENERAL

Rental Yield: 7% (Based on expected rental yield of £850pcm)

Service Charge: £1434.58 pa

Ground Rent: £194.48 pa

Lease: 125 years from 01.05.2006

Council Tax Band: B, Aprx £1116.19 pa

Management Company: Scanlans

HALLWAY

Laminate flooring, spotlights, access to storage cupboard with plumbing for washing machine and housing the boiler, wall mounted heater.

LIVING ROOM

Double glazed sliding doors onto balcony, Laminate flooring, wall mounted heater, phone/TV point, intercom entry system and spotlights.

KITCHEN

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

BEDROOM

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

BATHROOM

Accessed via the hallway, a three piece bathroom comprising bath with shower attachment over, WC, sink with mixer tap, heated towel rail, partially tiled walls, tiled flooring, extractor and spotlights.

BALCONY

Accessed via the living room and bedroom, full length, decked with glass balustrade

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