



# RESIDE

MANCHESTER



Middlewood Plaza 3 Craven St  
Salford, Salford, M5 4EE

**Asking Price £330,000**





## Middlewood Plaza 3 Craven St

Salford, Salford, M5 4EE

A 2 bedroom duplex in the modern development Middlewood Plaza. The apartment has a high specification throughout and includes; open plan living/kitchen area, two bedrooms, two bathrooms & W/C downstairs with a private balcony leading from the primary bedroom.

SEVEN Bro7hers Beer House, the artisan coffee shop 92 Degrees and a co-op can be found a short walk away at within in Middlewood neighborhood.

The development is only a short walk away to Manchester City Centre where you have access to the transport links along Deansgate and Salford Central.

The property also benefits from being a 5 minute walk away from Regent Retail Park, where you will find shops like Sainsburys, and Home Bargains to name a few, while JD Gym is also located on the complex.

No chain, and tenanted until 22nd June @ £1,300pcm based on unfurnished.

### The Tour

A two bedroom duplex located just off the communal courtyard in Middlewood Plaza.

#### Lower level -

A spacious hallway leading to a W/C and an open plan living area with wood effect laminate flooring, video intercom system, full height double glazed window panel overlooking the communal courtyard. The kitchen comprises integrated Indesit microwave, hob, oven, dishwasher, fridge freezer and Logik washer dryer.

#### Upper level -

Carpeted stairs, landing and bedrooms.

#### Bedroom 1 -

Floor to ceiling double glazed window pane leading to a spacious balcony, TV and Satellite points and an en-suite.

#### Bedroom 2 -

Floor to ceiling double glazed window pane, fitted wardrobes and TV points.

#### En-suite -

Partial tiled walls, ceiling spots, white bathroom suite with large walk in shower, wall hung toilet and basin with cabinets, heated towel rail and a feature wall mounted mirror.

#### Bathroom -

Partial tiled walls, ceiling spots, white bathroom suite with a large bathtub, wall hung toilet and basin with cabinets, heated towel rail and a feature wall mounted mirror.







### The Area

Middlewood Plaza is located on the border of Salford and just a short walk to the popular areas of Castlefield and Spinningfields. Whether you are heading over to the independent bars and restaurants of Chapel Street or taking a stroll into Spinningfields for some shopping, the location of this development is perfectly positioned to connect you to some of Manchester's most popular and fastest-growing areas.

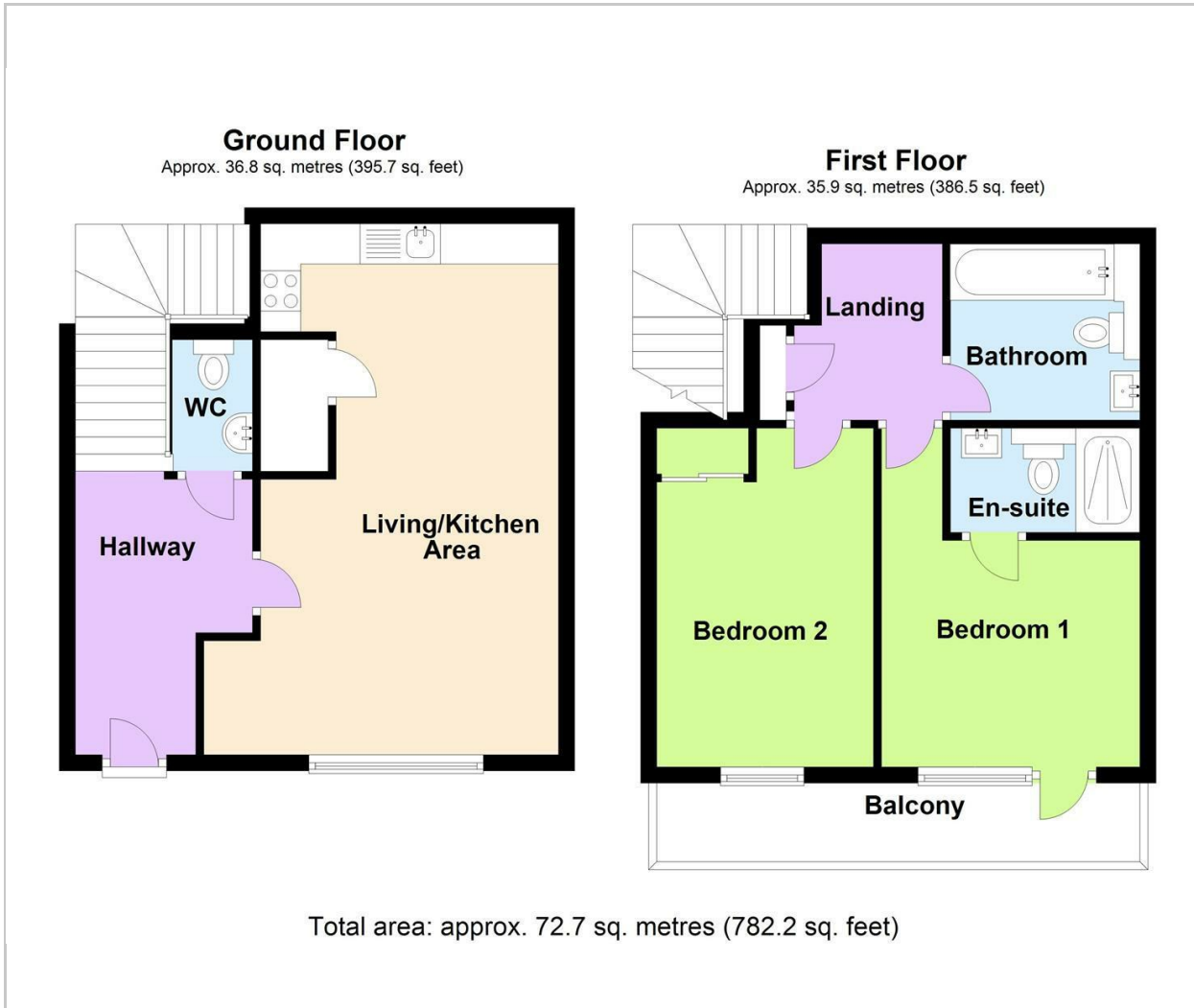
### Lease Information

Length of lease - 250 years from January 2020  
Service charge - £3,197.64 per annum  
Ground rent - £249.66 per annum, reviewed with RPI every 10 years  
EWS1 Form available - A2 Rated

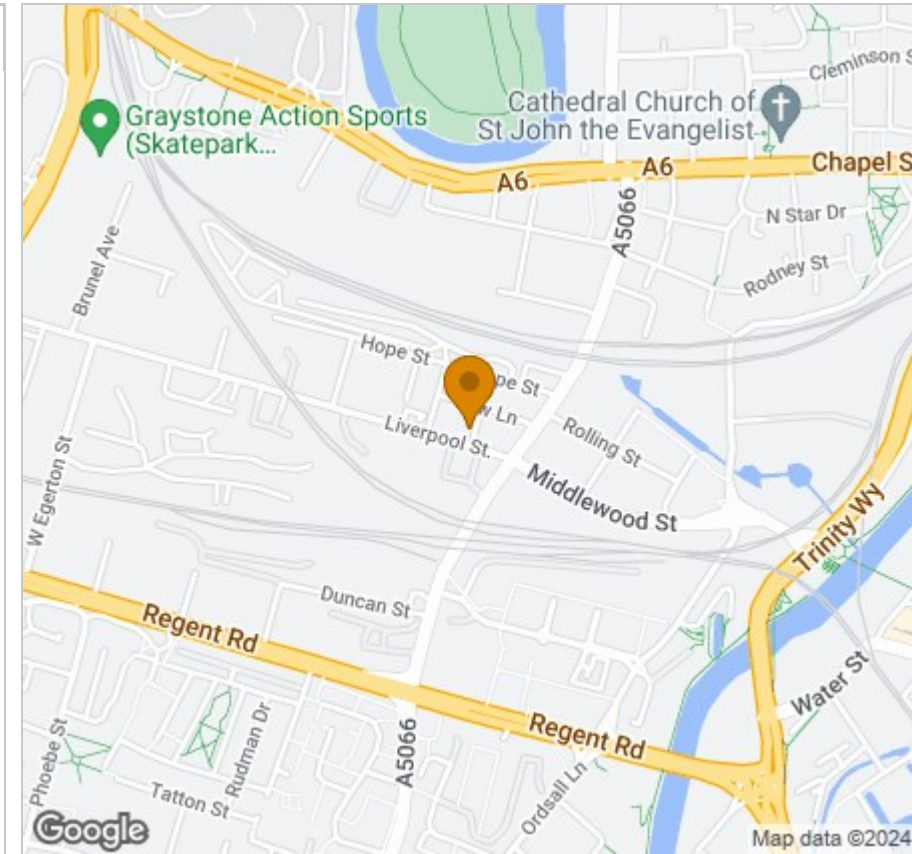
- Two Double Bedroom Duplex
- Two Bathrooms, One W/C
- Open Plan Living/Kitchen Area
- Concierge Service
- No Chain
- EPC Rating C
- Tenanted Until 22nd June @ £1,300pcm Based On Unfurnished
- Communal Terrace Area
- Private Balcony
- Cycle Store



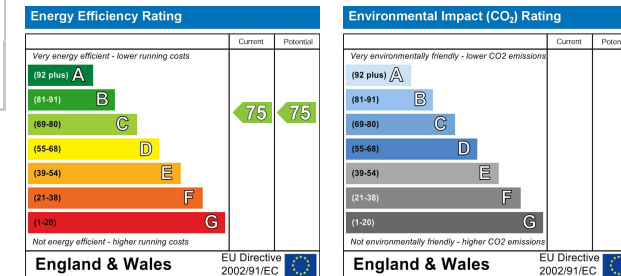
## Floor Plan



## 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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249 Deansgate, Manchester, Greater Manchester, M3 4EN

Tel: 0161 837 2840 Email: [info@residemanchester.com](mailto:info@residemanchester.com) [www.residemanchester.com](http://www.residemanchester.com)