

A701 Railings Middlewood

Salford, M5 4BU

Middlewood Locks is an award-winning canalside neighbourhood and we are pleased to introduce the new phase, now available for purchase with immediate occupation.

Railings has been thoughtfully designed and features traditional brick and high spec apartments, equipped with fully fitted kitchens and integrated appliances, contemporary bathrooms, double glazed windows and visual audio intercoms.

With a vibrant waterside setting and green public spaces, it brings an exciting addition to the neighbourhood.

Parking is available at Middlewood Locks at an additional

Please call the sales team on 0161 837 2840 to book an appointment.

Specification - Living Area

Vinyl flooring

Aluminium powder coated double glazed windows Telephone and TV point to living area

Stainless steel sockets and switches

- Kitchen

Fully fitted base and wall mounted units with handle-less doors and soft closing hinges Splashback Quartz composite

Quartz composite worktops

LED lights below wall mounted units

Integrated recycling bins

Branded integrated combination oven

and electric touch control induction hob with extractor

Integrated dishwasher

Built in fridge freezer

Freestanding washer/dryer in a separate utility cupboard Stainless steel undermount sink with chrome finish mixer tap

- Bedroom

Carpeted Pendant light

Fitted wardrobes

TV point

- Bathroom

Porcelain tiles

Contemporary white enamel bath with wall fixed shower

head and fitted shower screen

Wall hung toilet and basin

Chrome brassware

Chrome heated towel rail

Partially ceramic tiled walls

Mirrored bathroom cabinet with LED down

lighters above sink

Shaver point

Recessed LED spot lighting

Integrated extraction ventilation system

Lease Information









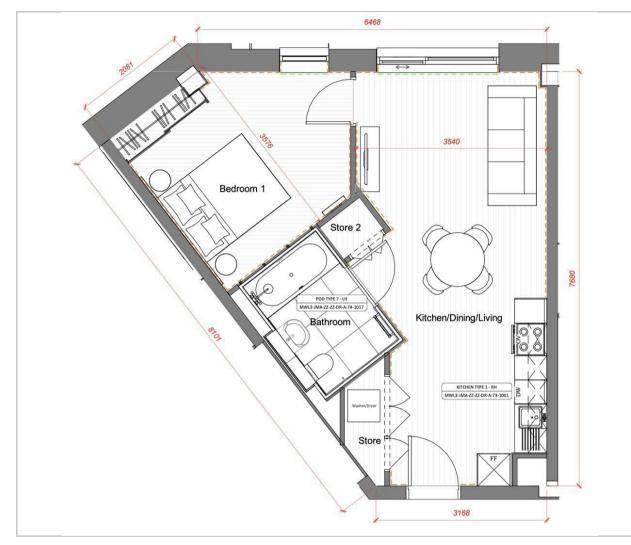


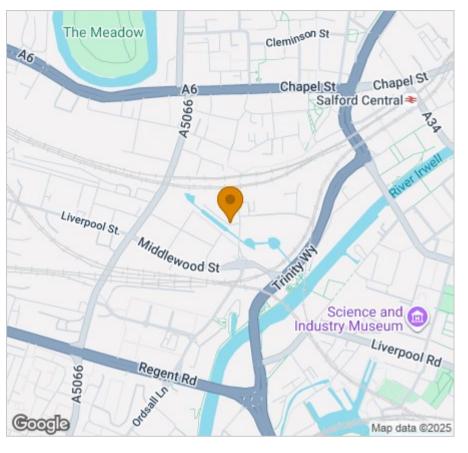


Length of lease - 999 years Service charge - Approx £3.50 per sq/ft Ground rent - Peppercorn

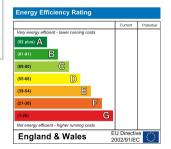
- Multi Award Winning Development
- One Double Bedroom, One Bathroom
- Spacious Balcony Facing City & Canal Basin (South East)
- Canalside Neighbourhood
- · Immediate Occupation
- Double Height Atrium & Parcel Room
- · Walking Distance To City Centre
- High Specification Throughout
- 10-Year Structural Warranty
- Parking Available At An Additional Cost

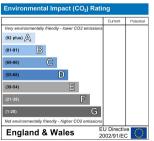
Floor Plan Area Map





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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