

RESIDE
—
MANCHESTER



504 1 Lockgate Mews
New Islington, Manchester, M4 6GE

Asking Price £420,000



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A spacious 2-bedroom, 2-bathroom corner unit located on the 5th floor of Lockgate Mews, featuring a large private terrace with beautiful views of the city and beyond. The property also has an allocated parking space. The whole property features floor to ceiling windows, plus the corner unit layout offers enhanced natural light. The large outdoor space provides an ideal area for relaxing or entertaining. Perfect for comfortable contemporary living.

The Tour

You step into the property through a bright hallway, finished with wood effect laminate flooring. This spacious entrance provides access to all areas of the accommodation.

Kitchen / Living Area – A stunning open-plan space featuring floor-to-ceiling windows that flood the room with natural light. The flooring flows throughout, complementing the fully integrated kitchen, complete with a fridge/freezer, Bosch oven, hob and dishwasher. There is ample space for both dining and relaxation, and from here you can step out onto the expansive terrace, offering far-reaching views over the city and beyond—perfect for entertaining or unwinding.

Primary Bedroom – A generously sized room with soft carpeting, fitted wardrobes for convenient storage, and a floor-to-ceiling window that enhances the feeling of space. This bedroom also benefits from direct access to a private ensuite.

Bedroom Two – A comfortable second bedroom, also carpeted, with impressive floor-to-ceiling windows that provide plenty of natural light.

Bathroom / Ensuite – The main bathroom features a three-piece suite from Porcelanosa, including a bath with an overhead shower, a mirrored vanity unit, and partially tiled walls for a clean, modern look. The ensuite is similarly finished, offering a spacious walk-in shower, vanity unit with mirror, and contemporary partial tiling.





The Area

New Islington is a modern, canalside neighbourhood offering a calm residential feel right on the edge of Manchester city centre. With its marina, green spaces, and contemporary developments, it provides attractive surroundings alongside strong transport links via the New Islington Metrolink stop. The area features popular cafés such as Pollen Bakery, independent shops, a primary school, and a health centre, while being just a short walk from the restaurants and nightlife of nearby Ancoats. It's especially popular with young professionals, couples, and small families seeking modern living in a well-connected, community-focused location.

Lease Information

Lease Length and Years Remaining: 250 years (244 years remaining)
 Service Charge Per Annum: £2340
 Ground Rent Per Annum: £272.50

- Two Double Bedrooms
- Two Bathrooms
- Large Outdoor Terrace
- Car Parking Allocated
- Corner Unit
- EPC Rating B
- Lots of Natural Light
- EWS1 Form Available

Floor Plan

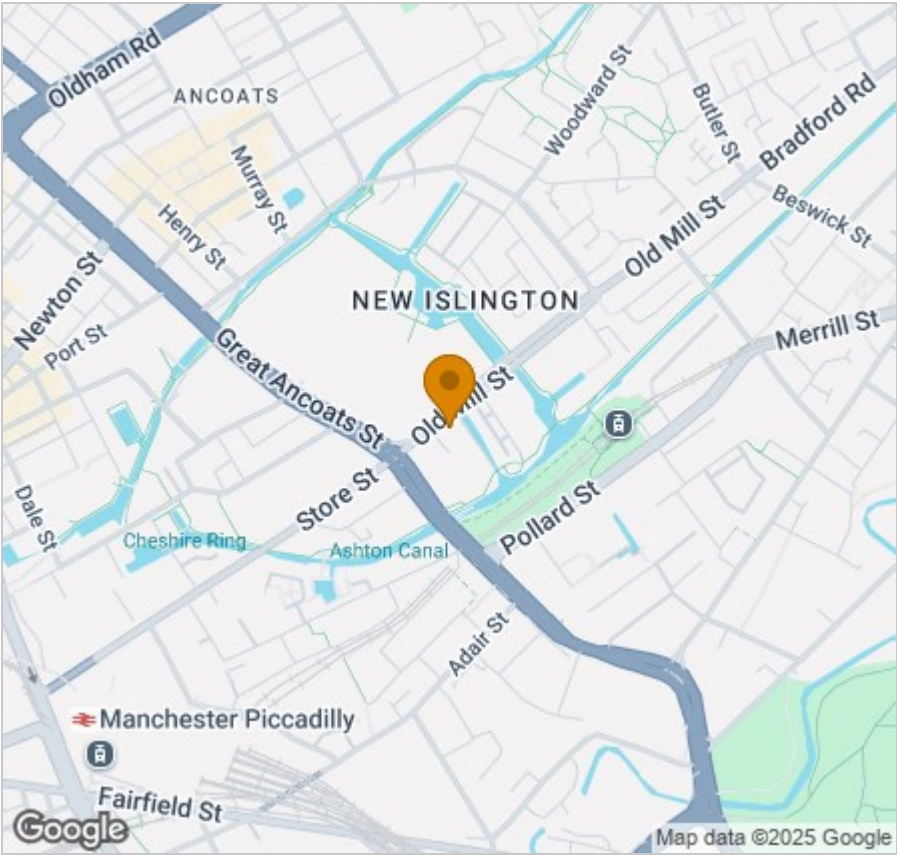


Viewing

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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Area Map



Energy Efficiency Graph

