



Forge, Lockside Lane, Middlewood Locks, M5

Guide Price £300,000

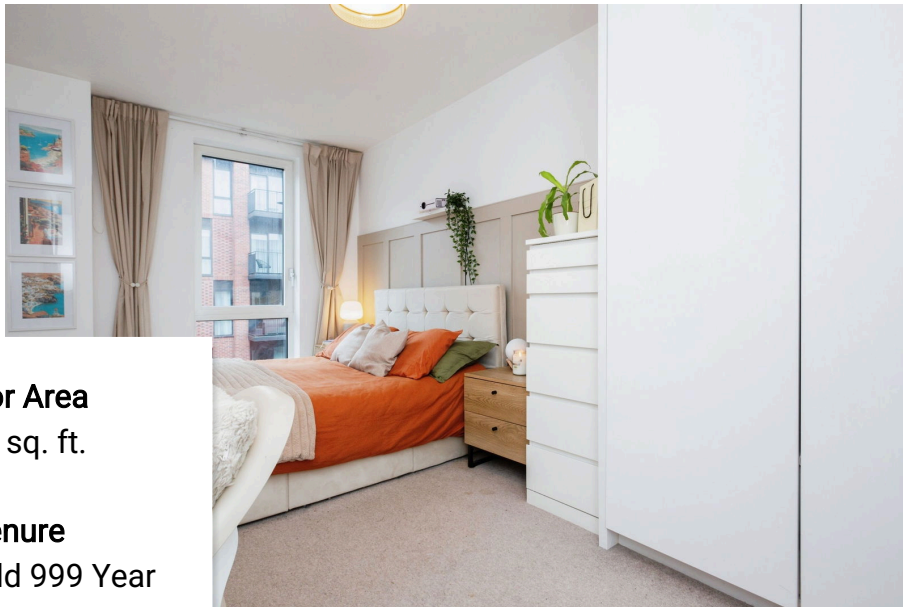
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Welcome to the epitome of urban, trendy living at Forge, Middlewood Locks, by the renowned developers Scarborough Group International. The modern development is perfectly complemented by the immaculate interior, offering a sleek and stylish living experience.

This stunning fifth-floor, purpose-built apartment features a spacious reception area with a large balcony—ideal for entertaining guests or relaxing after a long day. The fully fitted kitchen includes integrated appliances such as an oven, hob, and dishwasher. There are two double bedrooms, with the master being en-suite, and a main bathroom. The property has been further upgraded to include shutter blinds in the living area, a superb media wall with a feature electric fire, and a fantastic kitchen island with a breakfast bar and additional storage.



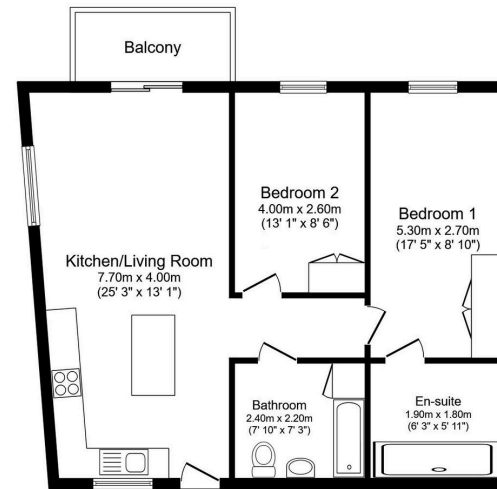
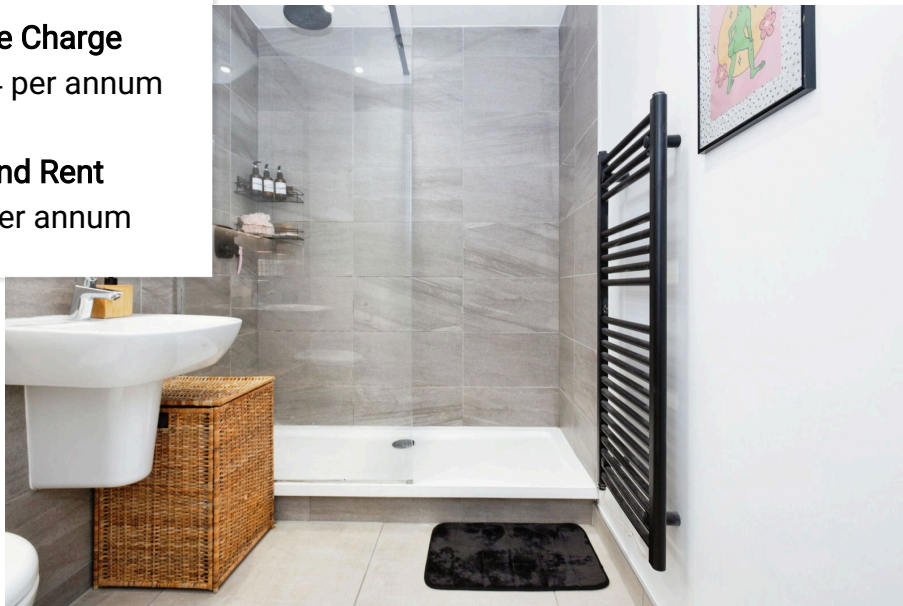


Floor Area
756 sq. ft.

Tenure
Leasehold 999 Year
Lease

Service Charge
£3152.24 per annum

Ground Rent
£325 per annum



Total floor area 70.2 m² (756 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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