



Apt 603 Forge, 11 Lockside Lane, Middlewood Locks, Salford, M5 4YQ

SECURE PARKING SPACE INCLUDED

Jordan Fishwick are pleased to offer for sale this stunning TWO BEDROOM sixth floor apartment in Forge, part of the newly completed Middlewood Locks development. The block was completed around 2019 and has proved popular for buyers and renters alike. This property is not to be missed, it has everything the new owner could want, two bedrooms, two bathrooms, and a stunning sunny balcony overlooking Manchester's ever changing skyline and an allocated parking space. The property is well located close to Regent Road retail park and within 5 - 10 minutes walk to Spinningfields. Gas central heated. PET FRIENDLY (subject to building managements discretion). EWS1 AVAILABLE/Mortgage Buyers Invited.

Price £295,000

Viewing arrangements

Viewing strictly by appointment through the agent

245 Deansgate, Manchester, M3 4EN 0161 833 9499 opt 3

Living Area/Kitchen

25'7" x 11'1"

Sliding doors from living room to balcony. TV/telephone points. Radiator. Mix of spotlights and ceiling light. Range of wall and base units with complimentary worktops over. Integrated fridge/freezer, dishwasher, microwave and cooker. Induction hob with extractor over. Sink with draining area and mixer tap over. Storage cupboard housing washing machine and airing cupboard.

Bedroom One

16'6" x 8'2"

Fitted carpet. Radiator. Ceiling light. Fitted wardrobes. Access to ensuite.

En-suite

High standard en-suite. Partially tiled. W/C. Floating sink with mixer tap. Shower with rainhead shower. Built in vanity unit/mirror. Heated towel rail.

Bedroom Two

15'8" x 8'2"

Fitted carpet. Radiator. Ceiling light. Fitted wardrobes. Door leading to bathroom.

Jack and Jill Bathroom

High standard bathroom. Partially tiled. W/C. Floating sink with mixer tap. Bath with mixer shower over. Built in vanity unit/mirror. Heated towel rail.

Externally

Secure undercroft parking space. Private balcony. Sky Q is available as well as Hyperoptic Broadband up to 1gbps speeds. Pet friendly. Lifts to all floors.

Additional Information

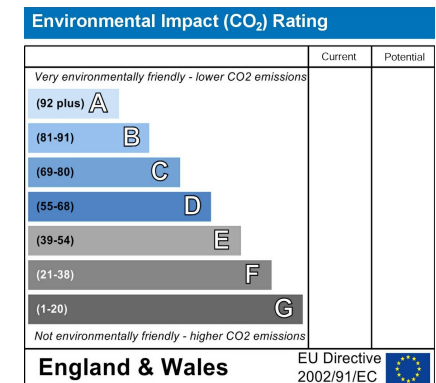
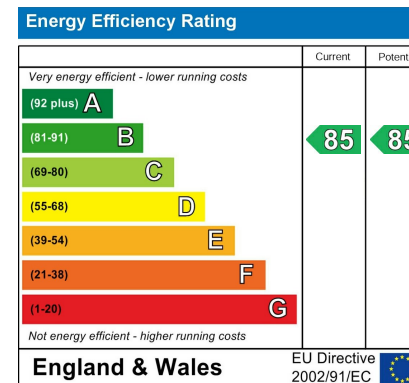
Service charges - £3140 per annum

Lease - 999 years from 2018

Ground rent - £325 per annum

Council Tax Band - C

Managing agents - Savills





6TH FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only.
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