



Apartment 501, The Quarry 15 Middlewood Street, £275,000^{ASK}



**** EWS1 FORM IN PLACE WITH B1 RATING **** This stunning apartment is located on the fifth floor of a modern development which forms part of Middlewood Locks, an exciting newly developed area close to Deansgate and Spinningfields. Presented to a high standard and benefitting from a private south facing balcony, the luxury property is walking distance to Manchester city centre and amenities including; Sainsbury's supermarket, CO OP convenient store and several independent shops and cafes. It also provides easy access to Mancunian Way, Deansgate train station and motorway network. The bright and spacious accommodation briefly comprises, open plan living room with access to the balcony, modern fitted kitchen with integrated appliances, two double bedrooms with built in wardrobes, luxury bathroom suite and en suite shower room. Ground rent of £325 covered for calendar year 2025. Modern furniture and fittings included in the asking price. No onward chain. Approx. 743 Sq. Ft. EPC rating (B) Council tax band (C).

- Stylish Two Bedroom Apartment
- Bathroom + En Suite Shower Room
- Close to Transport Links & Amenities
- Walking Distance to Deansgate, Spinningfields & Castlefield
- Ground Rent Covered for 2025
- Fifth Floor Position
- Private South Facing Balcony
- Middlewood Locks Location
- No Onward Chain
- Modern Furniture & Fittings Included

