



RESIDE
MANCHESTER

A302 Middlewood Locks Lockgate Square
, Salford, M5 4YU

Asking Price £280,000



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A dual aspect two bedroom apartment located on the 3rd floor of the Middlewood Locks development. The apartment has a high specification throughout and includes; open plan living/kitchen area, two double bedrooms, Juliet balcony and communal garden.

The development is situated just off Middlewood Street, only a short walk away to Manchester City Centre, where you have access to the transport links along Deansgate and Salford Central.

The property also benefits from being a 10 minute walk away from the local shopping park, Regent Retail Park.

Investors and owner occupiers welcome! Tenanted until August 2025 @ £1375 pcm.

The Tour

Living area - Enter into an open plan living area fitted with luxury vinyl to the floor, video intercom system, full height double glazed sliding doors leading to a large sized balcony.

Kitchen - The Kitchen is fitted with a range of wall and base mounted units with soft closing hinges, splash backs to the walls, white Quartz composite worktops, LED downlights, induction hob with extractor, integrated dishwasher, microwave, full-size fridge and freezer, undermount stainless steel sink with chrome mixer tap. Mirrored double doors to the utility cupboard housing the washer dryer along with a separate additional storage cupboard in living area.

Bedrooms - Carpeted flooring, large fitted wardrobes, floor to ceiling double glazed window panel. TV and Satellite points and additional data cabling in the primary bedroom.

En-suite - Porcelain tiled flooring, partially tiled walls, ceiling spots, white bathroom suite with large walk in rain shower, Vitra wall hung toilet and basin with Hansgrohe chrome brassware, electric towel rail, feature wall mounted mirrored cabinets with LED downlighting and vanity unit.

Bathroom - Porcelain tiled flooring, partially tiled walls, ceiling spots, white bathroom suite with panelled bath and overhead shower. Vitra wall hung toilet and basin with Hansgrohe chrome brassware, electric towel rail, feature wall mounted mirrored cabinets with LED downlighting and vanity unit.

The Area

Middlewood Locks is a mixed-use multi award-winning Neighbourhood bringing Manchester and Salford together, with a canal-side location and just a short walk to the popular areas of Castlefield and Spinningfields. Whether you are heading over to the independent bars and restaurants of Chapel Street or taking a stroll into Spinningfields for some shopping, the location of this development is perfectly positioned to connect you to some of Manchester's most popular and fastest-growing areas.

Lease Information

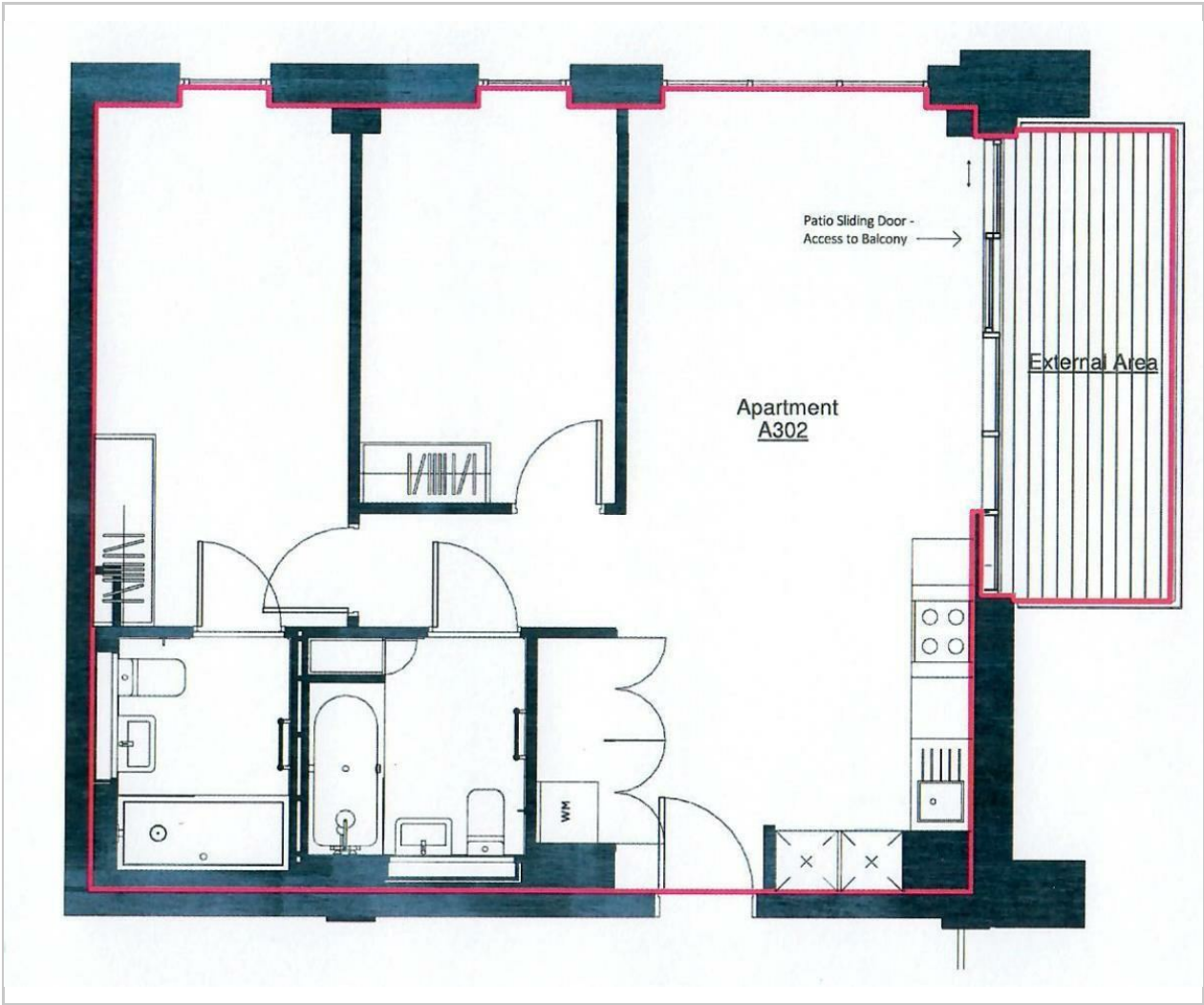




Length of lease - 999 years from 2018.
Service charge - £3,204.92 pa including building insurance.
Ground rent - £325pa. Reviewed with RPI every 10 years.
EWS1 Form available - B1 Rated.

- Two Double Bedrooms
- Two Bathrooms
- Large Balcony
- Owner Occupiers & Investors Welcome
- 24 Hour Security
- EPC Rating B
- Multi Award Winning Development
- EWS1 Form Available

Floor Plan

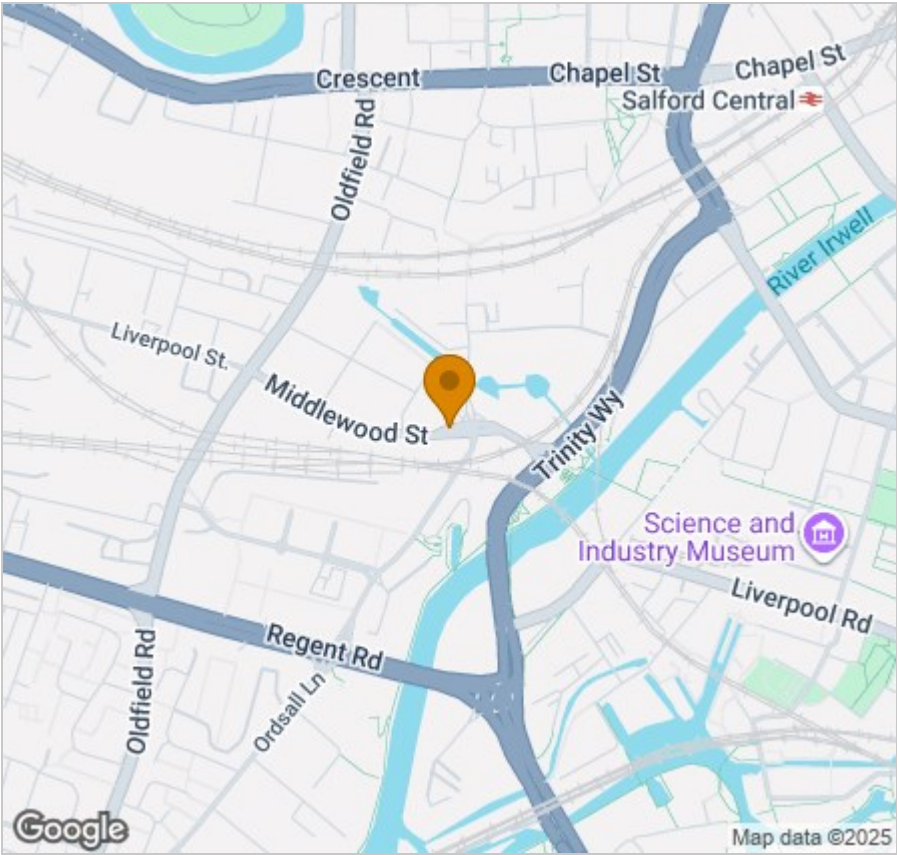


Viewing

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

