



RESIDE
—
MANCHESTER



A601 Middlewood Locks
1 Lockgate Square, Salford, M5 4YU

Asking Price £295,000



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Middlewood Locks is a multi award winning neighbourhood located on the border of Manchester City Centre & Salford.

This waterside development houses some of Manchester's most popular independent businesses such as Seven Bro7hers Beerhouse, 92 Degrees Coffee Shop and Roastery.

This spacious two bedroom apartment is finished to a high specification throughout and has a spacious light filled open plan living area, perfect for modern-day living as well as benefitting from a generous sized balcony with great views and an allocated car parking space. Suitable for both owner-occupiers and investors.

The Tour

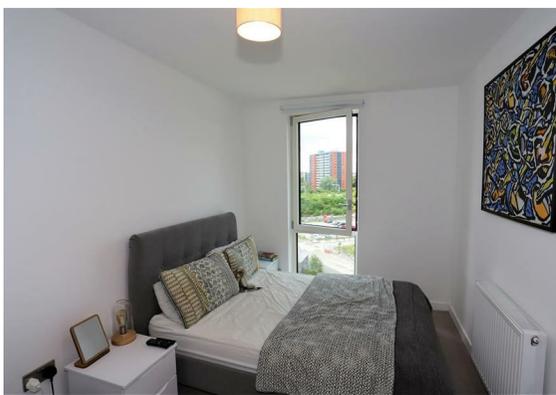
Living area - Enter into an open plan living area with wood effect vinyl flooring, video intercom system, full height double glazed window panel with a generous sized balcony.

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 downlight, induction hob with extractor, integrated dishwasher, microwave, full-size fridge and freezer, undermount stainless steel sink with chrome mixer tap. Double doors to the utility cupboard housing the washer dryer.

Bedrooms - Carpeted flooring, large fitted wardrobes, floor to ceiling double glazed window panel. TV and Satellite points 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 - £3,192.36pa including building insurance

Ground rent - £325pa. Reviewed with RPI every 10 years

EWS1 Form available - B1 Rated

- Two Double Bedrooms
- Two Bathrooms
- Allocated Parking Space Included
- Generous Balcony With Great Views
- Vacant Possession
- EPC Rating B
- No Chain
- Walking Distance To City Centre
- Multi Award Winning Development
- EWS1 Form Available

Floor Plan



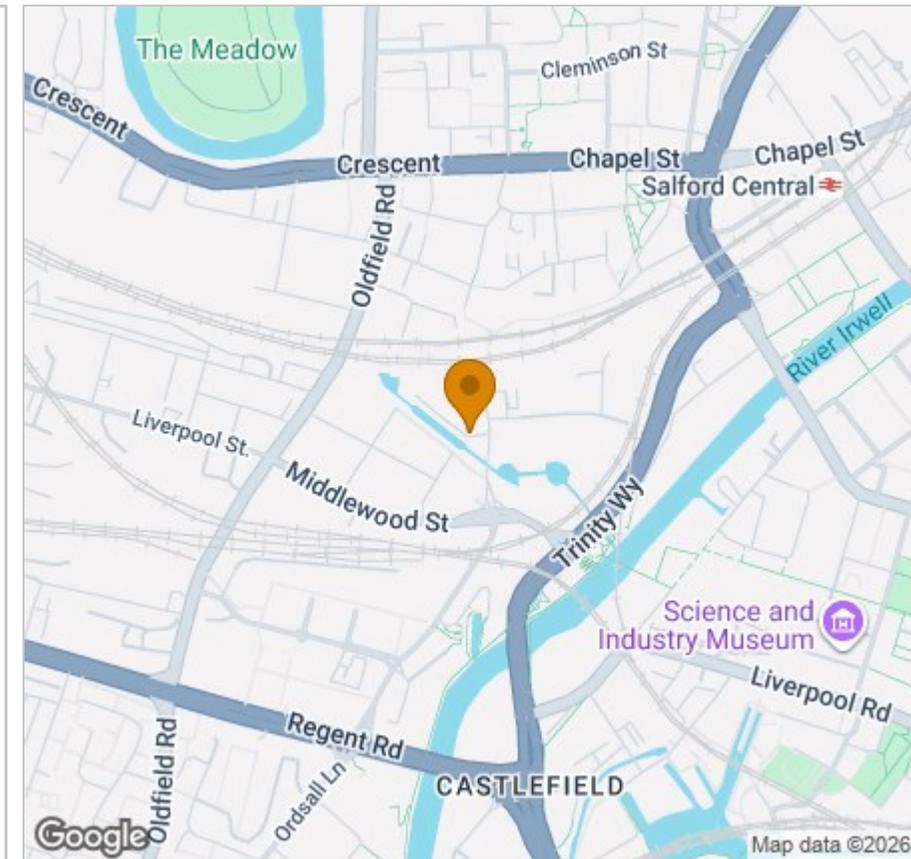
Viewing

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

