
jordan fishwick

Apt 507 Forge, 11 Lockside Lane, Middlewood Locks, Salford, M5 4YQ

We are pleased to have for sale this one bedroom apartment found on the 5th floor of the Forge building, Middlewood Locks, Salford.
The property comprises of a spacious open plan lounge and kitchen with integrated appliances such as fridge freezer, oven / hob and is finished to a high standard. The lounge includes access to the balcony. Storage room with hot water tank and plumbing for a washing machine. The bedroom has fitted wardrobes, there is also a family sized bathroom with modern fixtures and fittings. Double glazed windows and communal heating. No Onward Chain. Mortgage Buyers Welcome. EWS-1 Available- B1.

Asking Price £185,000

Viewing arrangements
Viewing strictly by appointment through the agent
245 Deansgate, Manchester, M3 4EN 0161 833 9499 opt 3

Kitchen / Lounge
10'9" x 25'7"
Range of wall and base units with complimentary kitchen worktop, integrated, fridge / freezer, oven / hob, extractor fan, under cabinet lighting. Inset metal sink with mixer tap. Spacious lounge with wooden laminate flooring, spot lighting, radiator, double glazed Juliette balcony.

Bedroom
8'2" x 13'5"
Fitted carpets, double glazed UPVC, spot lighting, radiator, double glazed UPVC window.

Bathroom
8'3" x 6'7"
Part tiled bathroom, shower attachment with mixer, low level w.c, hand wash basin, extractor fan, spot lighting, fitted mirror, heated towel rail, fitted mirror with storage.

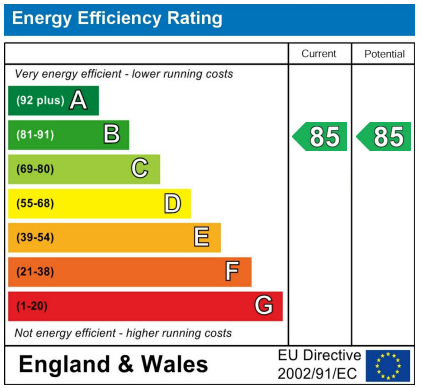
Additional Information
Service Charge - £2,037.84
Ground Rent- £200.00
EPC - B
Council Tax Band - B
Lease-999 years from 2018
Managing Agent- Lambert Smith Hampton

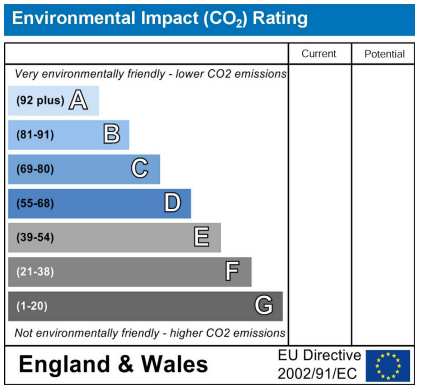
Agents Notes

To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.

Disclaimer

IMPORTANT NOTE TO PURCHASERS: The lease, ground rent and service charges should all be checked via the solicitors for clarification. We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only, and are not precise. If floor plans where included, these may not be to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us.



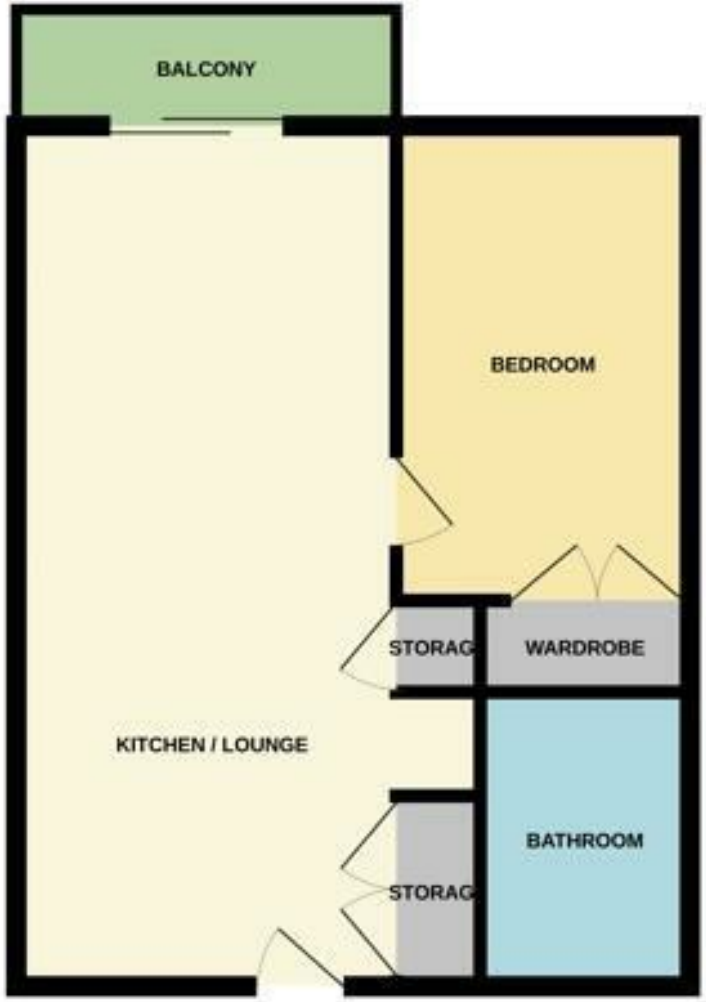












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