Kaytons
estate agents



Apartment 117 The Forge, 11 Lockside Lane, Salford, M5 4XD

Offers Over £170,000

1 | 1 | 1 | B





** EWS1 FORM WITH B1 RATING ** NO ONWARD CHAIN ** An immaculate one bedroom apartment occupying a ground floor position within a modern waterside development which forms part of the award winning Middlewood Locks. The Forge is perfectly positioned on the outskirts of Salford and Manchester city centre within a quiet residential location close to Spinningfields, Regent Road Retail Park and the newly established St John's neighbourhood. It offers easy access to a variety of transport links and has an inviting communal courtyard for residents. The property is accessed through a secure fob activated entrance and boasts its own outside space off the living room. The high spec interior briefly comprises; open plan living room, impressive kitchen with integrated appliances and space for dining, a spacious double bedroom with built in wardrobes, stylish bathroom suite with mirrored wall storage and two storage cupboards. EPC Rating B.

Lease: 999 years from 2018

- LUXURY GROUND FLOOR APARTMENT WITH TERRACE
- MODERN AWARD WINNING WATERSIDE DEVELOPMENT
- ON SITE AMENITIES INCLUDING CO-OP AND INDEPENDENT COFFEE SHOP (92 DEGREES)
- COMMUNAL COURTYARD & SECURE GATED ENTRANCE
- EPC RATING B
- PET FRIENDLY DEVELOPMENT
- DOUBLE BEDROOM WITH BUILT IN WARDROBES
- EWS1 FORM WITH B1 RATING - MORTGAGE BUYERS WELCOME
- SHORT WALK FROM SPINNINGFIELDS, ST JOHN'S & DEANSGATE
- IDEAL FOR FIRST TIME BUYERS AND INVESTORS



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