



# RESIDE MANCHESTER



A701 Railings Middlewood Locks  
Salford, M5 4BU

**Asking Price £247,000**



# A701 Railings Middlewood

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Middlewood Locks is an award-winning canalside neighbourhood and we are pleased to introduce the new phase, now available for purchase with immediate occupation.

Railings has been thoughtfully designed and features traditional brick and high spec apartments, equipped with fully fitted kitchens and integrated appliances, contemporary bathrooms, double glazed windows and visual audio intercoms.

With a vibrant waterside setting and green public spaces, it brings an exciting addition to the neighbourhood.

Parking is available at Middlewood Locks at an additional cost.

Please call the sales team on 0161 837 2840 to book an appointment.

## Specification

### - Living Area

- Vinyl flooring
- Aluminium powder coated double glazed windows
- Telephone and TV point to living area
- Stainless steel sockets and switches

### - Kitchen

- Fully fitted base and wall mounted units with handle-less doors and soft closing hinges
- Splashback Quartz composite
- Quartz composite worktops
- LED lights below wall mounted units
- Integrated recycling bins
- Branded integrated combination oven and electric touch control induction hob with extractor
- Integrated dishwasher
- Built in fridge freezer
- Freestanding washer/dryer in a separate utility cupboard
- Stainless steel undermount sink with chrome finish mixer tap

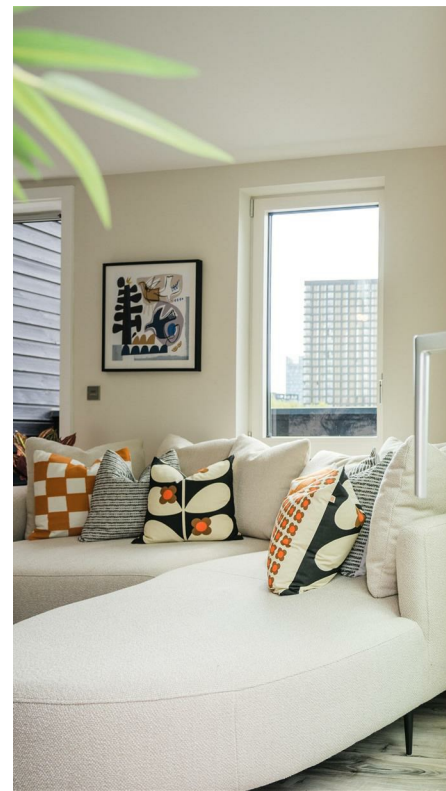
### - Bedroom

- Carpeted
- Pendant light
- Fitted wardrobes
- TV point

### - Bathroom

- Porcelain tiles
- Contemporary white enamel bath with wall fixed shower head and fitted shower screen
- Wall hung toilet and basin
- Chrome brassware
- Chrome heated towel rail
- Partially ceramic tiled walls
- Mirrored bathroom cabinet with LED down lighters above sink
- Shaver point
- Recessed LED spot lighting
- Integrated extraction ventilation system

## Lease Information

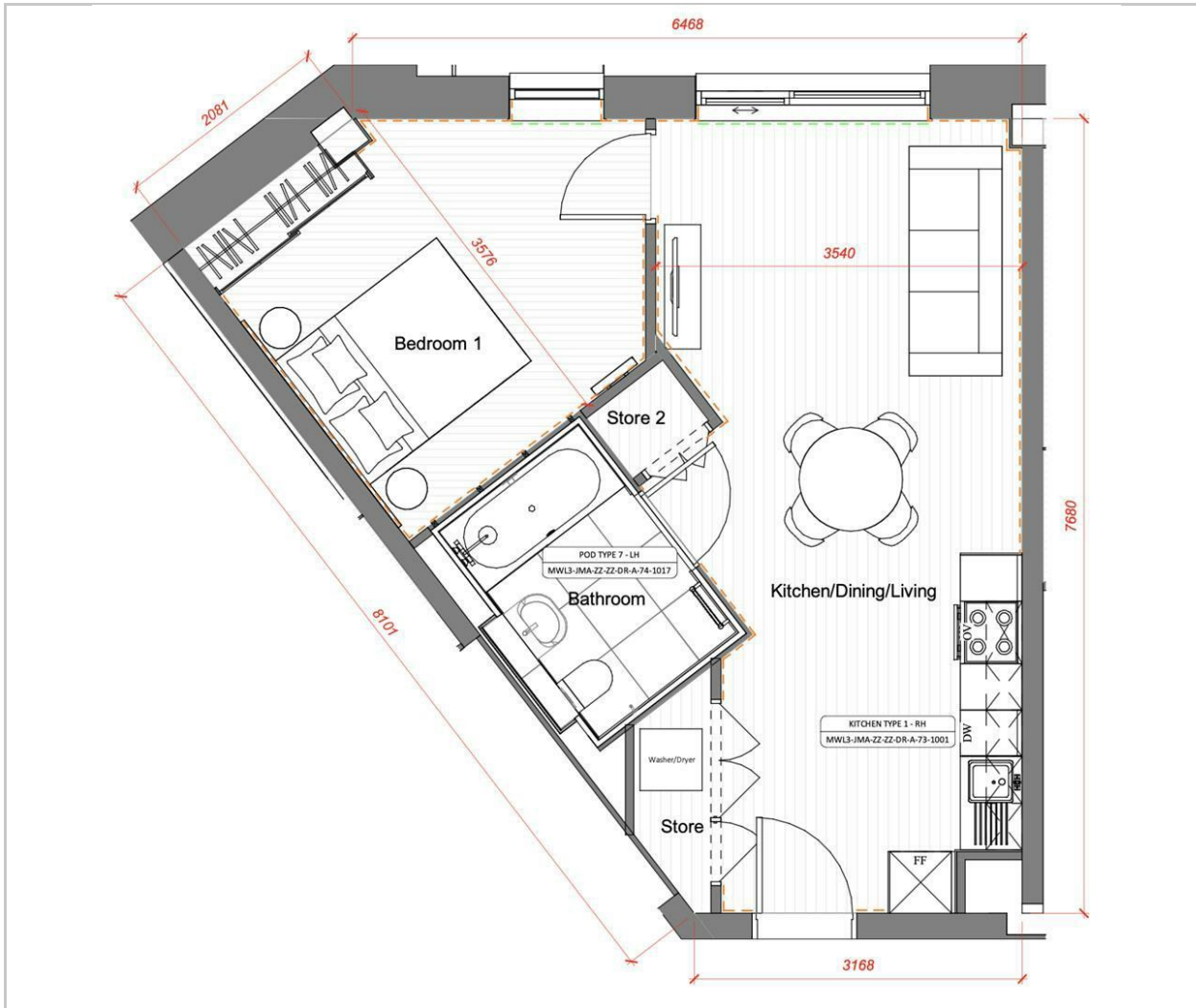




Length of lease - 999 years  
Service charge - Approx £3.50 per sq/ft  
Ground rent - Peppercorn

- Multi Award Winning Development
- One Double Bedroom, One Bathroom
- Spacious Balcony Facing City & Canal Basin (South East)
- Canalside Neighbourhood
- Immediate Occupation
- Double Height Atrium & Parcel Room
- Walking Distance To City Centre
- High Specification Throughout
- 10-Year Structural Warranty
- Parking Available At An Additional Cost

## Floor Plan

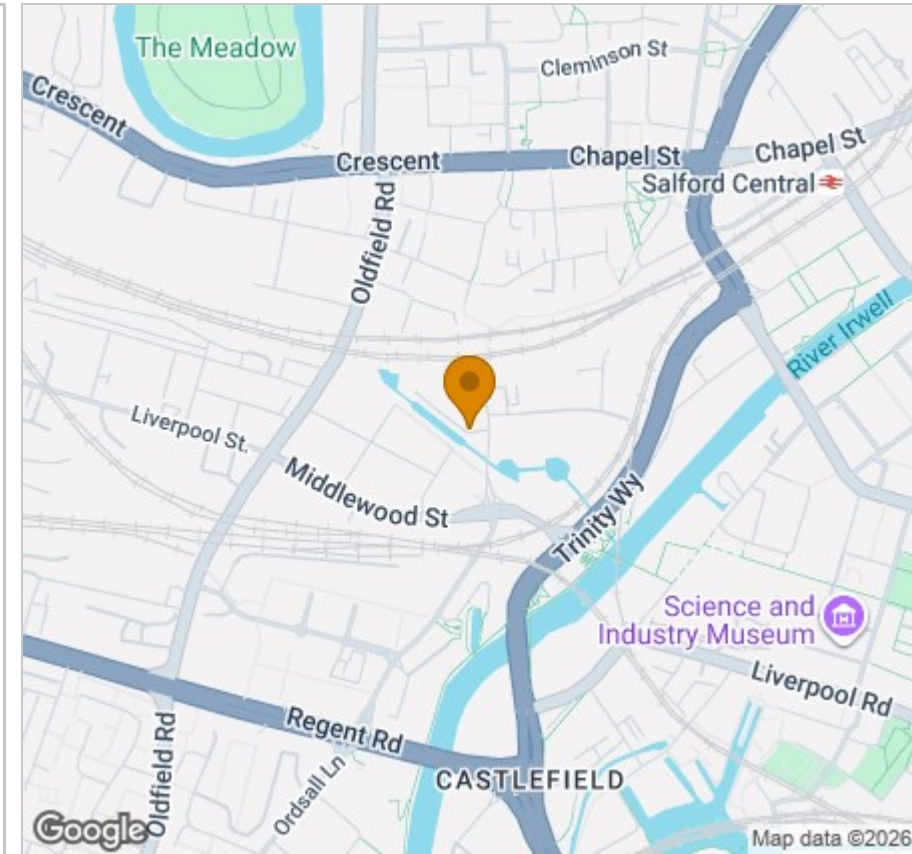


## Viewing

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

