



RESIDE  
MANCHESTER



The Railings 5 Shale Lane  
Middlewood Locks, Salford, M5 4BU

**£1,395 PCM**



# The Railings 5 Shale Lane

Middlewood Locks, Salford, M5 4BU

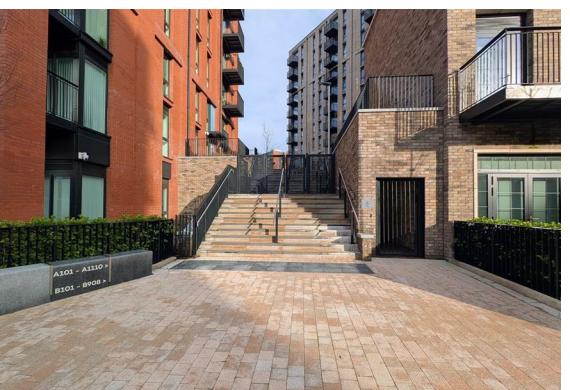
This brand new two-bedroom, two-bathroom apartment has been carefully designed to a high standard throughout. Features include a sleek, fully integrated kitchen, modern bathrooms, double-glazed windows, and access to a secure parcel delivery system and co-working space.

Located within a lively canalside setting with landscaped green spaces, the apartment offers modern living in a highly desirable location.

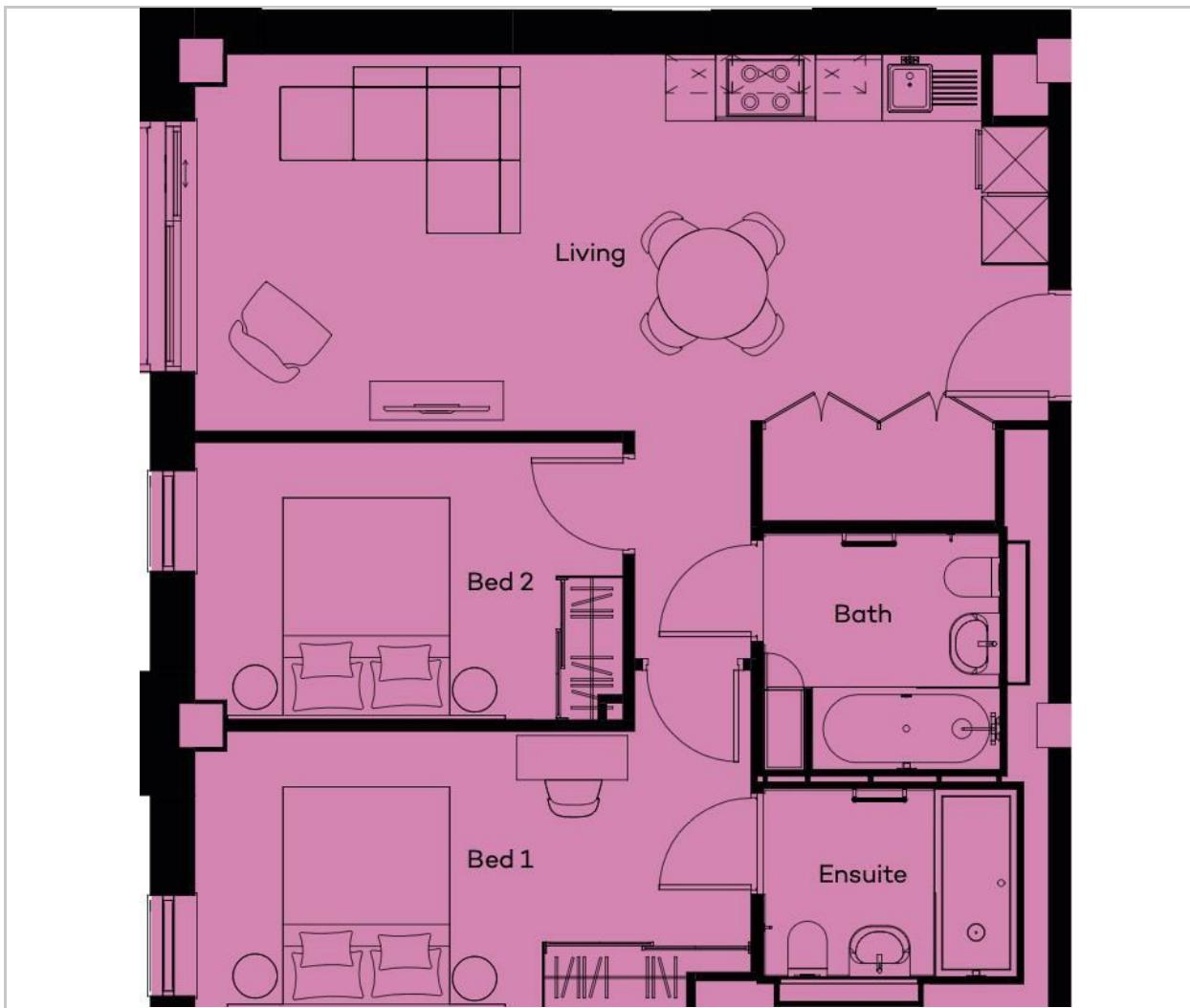
Contact our rentals team on 0161 837 2840 to register your interest and be among the first to secure a home within this exciting new development.

- Brand New Development
- Two Double Bedroom, Two Bathroom
- Furnished And Unfurnished Option Available
- Canalside Neighbourhood
- Available Immediately
- EPC Rating B
- Secure Parcel System
- 10 Minute Walk Into Manchester City Centre
- Parking Available At £150 Per Month
- 6 Months Free Hyperoptic WiFi Included

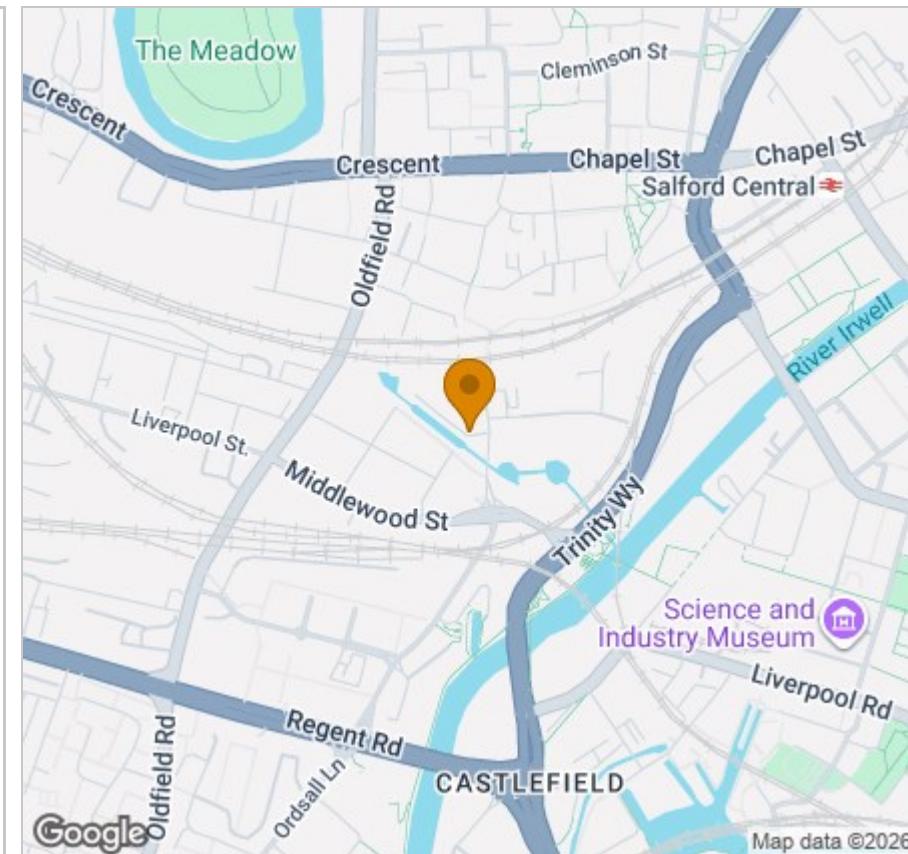




## Floor Plan



## Area Map



## 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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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## Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B	84	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	