



RESIDE

MANCHESTER



Middlewood Locks 1 Lockgate Square  
Salford, M5 4YU

Asking Price £300,000



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# Middlewood Locks 1 Lockgate Square

Salford, M5 4YU

A lovely two bedroom apartment located on the 1st floor of the Middlewood Locks development. The apartment has a high specification throughout and includes; open plan living/kitchen area, two double bedroom, spacious balcony and one allocated parking space included.

The development is situated just off Middlewood Street, only a short walk away to Manchester City Centre, where you have access to the transport links along Deansgate and Salford Central.

Middlewood Locks also benefits from being a 10 minute walk away from the Regent Retail Park, where you will find shops like Sainsburys, Home Bargains, JD and other popular retailers.

Offered on a chain free basis, please contact the sales team on 0161 837 2840 to arrange a viewing!

## The Tour

**Living Area** – Step into a spacious open-plan living area featuring wood-effect vinyl flooring, a video intercom system, and a full-height double-glazed window panel that opens onto a generously sized balcony.

**Kitchen** – The kitchen is fitted with a range of wall and base units with soft-close hinges, complemented by stylish splashbacks and white quartz composite worktops. It includes LED downlighting, an induction hob with extractor, integrated dishwasher and microwave, as well as a full-size fridge and freezer. An undermount stainless steel sink with a chrome mixer tap completes the space. Double doors lead to a utility cupboard housing a washer-dryer.

**Bedrooms** – The bedrooms are finished with carpeted flooring and feature large fitted wardrobes along with floor-to-ceiling double-glazed window panels. The primary bedroom also benefits from TV and satellite points.

**En-suite** – Finished with porcelain tiled flooring and partially tiled walls, the en-suite includes ceiling spotlights and a contemporary white suite. Features include a large walk-in rain shower, Vitra wall-hung toilet and basin with Hansgrohe chrome fittings, an electric towel rail, and a wall-mounted mirrored cabinet with LED downlighting and vanity unit.

**Bathroom** – The main bathroom offers porcelain tiled flooring, partially tiled walls, and ceiling spotlights. It is fitted with a modern white panelled bath with overhead shower, Vitra wall-hung toilet and basin with Hansgrohe chrome fittings, an electric towel rail, and a mirrored wall cabinet with LED lighting and vanity unit.





### The Area

Middlewood Locks is a vibrant, multi award-winning mixed-use neighbourhood that seamlessly connects Manchester and Salford. Set in a picturesque canalside location, it is just a short walk from the popular areas of Castlefield and Spinningfields.

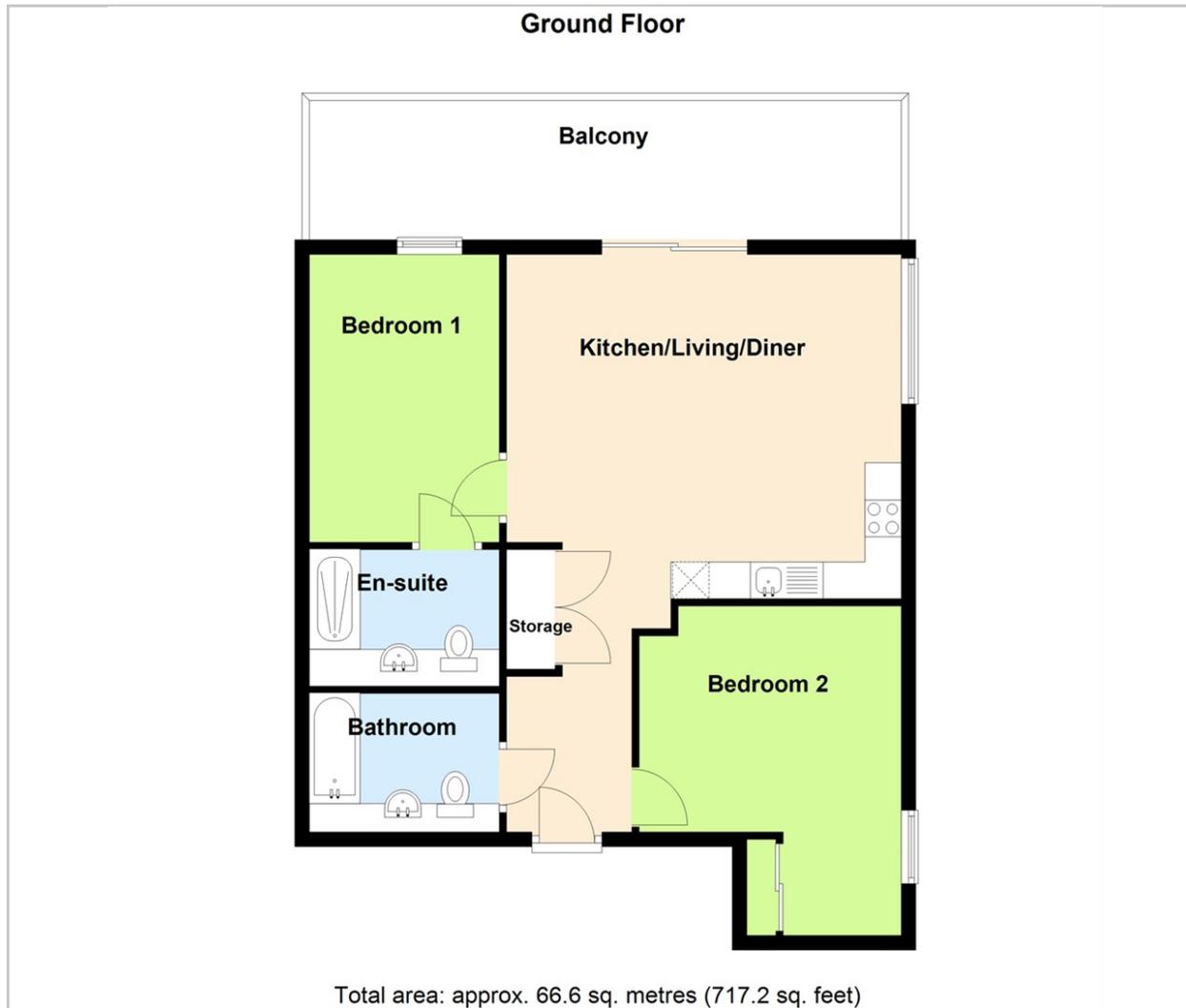
Whether you're exploring the independent bars and restaurants along Chapel Street or heading into Spinningfields for shopping and leisure, this development is ideally situated to place you at the heart of some of Manchester's most sought-after and rapidly growing districts.

### Lease Information

Length of lease - 999 years from 2018  
Service charge - £2820 including building insurance  
Ground rent - £325pa. Reviewed with RPI every 10 years  
EWS1 Form available - B1 Rated

- Two Double Bedrooms
- Two Bathrooms
- Chain Free
- Spacious Terrace
- Allocated Car Parking Space Included
- EPC Rating B
- Close To Local Shops & Coffee Shops
- Walking Distance from the City Centre

## Floor Plan

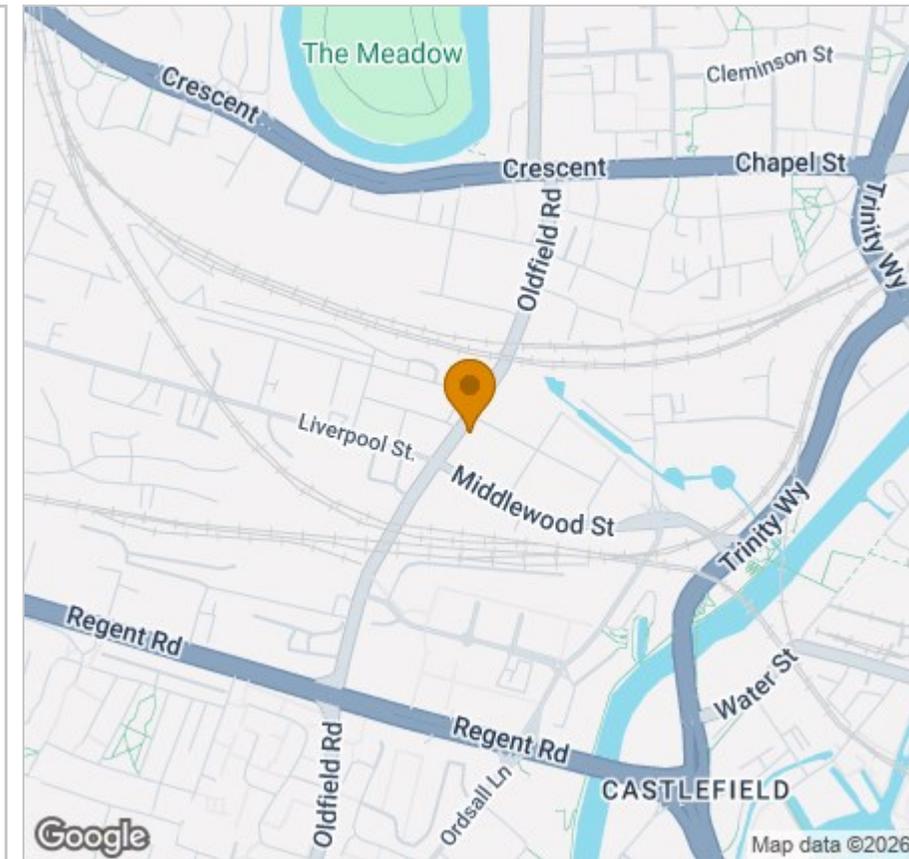


## Viewing

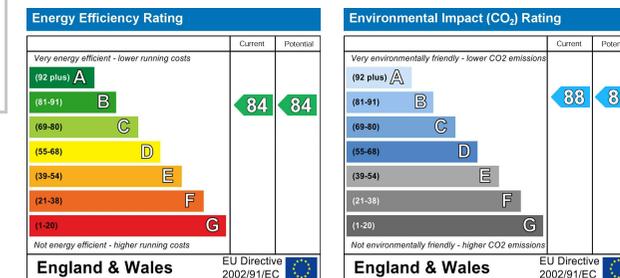
Please contact our Reside Manchester Office on 0161 837 2840 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph



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