

RESIDE
MANCHESTER

A601 Middlewood Locks

1 Lockgate Square, Salford, M5 4YU

Asking Price £280,000

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Middlewood Locks is a multi award winning neighbourhood located on the border of Manchester City Centre & Salford.

This waterside development houses some of Manchester's most popular independent businesses including 92 Degrees Coffee Shop and Roastery.

This spacious two bedroom apartment is finished to a high specification throughout and has a spacious light filled open plan layout, perfect for modern-day living as well as benefitting from a generous sized balcony with great views and an allocated car parking space. Suitable for both owner-occupiers and investors.

The Tour

Living area - Enter into an open plan living area with wood effect vinyl flooring, video intercom system, full height double glazed window panel with a generous sized balcony.

Kitchen - The Kitchen is fitted with a range of wall and base mounted units with soft closing hinges, splash backs to the walls, white Quartz composite worktops, LED downlight, induction hob with extractor, integrated dishwasher, microwave, full-size fridge and freezer, undermount stainless steel sink with chrome mixer tap. Double doors to the utility cupboard housing the washer dryer.



Bedrooms - Carpeted flooring, large fitted wardrobes, floor to ceiling double glazed window panel. TV and Satellite points in the primary bedroom.

En-suite - Porcelain tiled flooring, partially tiled walls, ceiling spots, white bathroom suite with large walk in rain shower, Vitra wall hung toilet and basin with Hansgrohe chrome brassware, electric towel rail, feature wall mounted mirrored cabinets with LED downlighting and vanity unit.



Bathroom - Porcelain tiled flooring, partially tiled walls, ceiling spots, white bathroom suite with panelled bath and overhead shower. Vitra wall hung toilet and basin with Hansgrohe chrome brassware, electric towel rail, feature wall mounted mirrored cabinets with LED downlighting and vanity unit.















The Area

Middlewood Locks is a multi-award-winning, mixed-use neighbourhood that seamlessly connects Manchester and Salford. Set alongside the canal, the development enjoys a prime location within walking distance of popular destinations such as Castlefield and Spinningfields. With the independent bars and restaurants of Chapel Street nearby, alongside the shopping, dining and leisure offerings of Spinningfields, Middlewood Locks is ideally situated to enjoy everything Manchester and Salford have to offer, with easy access to some of the city's most vibrant and rapidly developing areas.

Lease Information

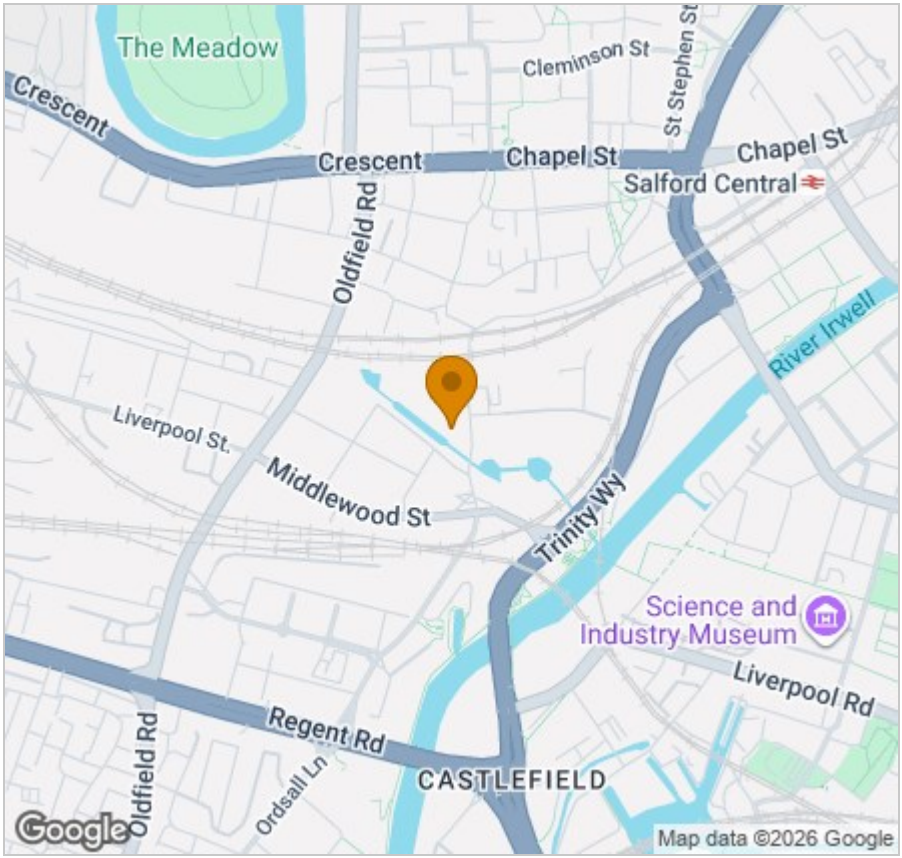
Length of lease - 999 years from 2018
Service charge - £2868.32pa including building insurance
Ground rent - £325pa. Reviewed with RPI every 10 years
EWS1 Form available - B1 Rated

- Two Double Bedrooms
- Two Bathrooms
- Allocated Parking Space Included
- Generous Balcony With Great Views
- Vacant Possession
- EPC Rating B
- No Chain
- Walking Distance To City Centre
- Multi Award Winning Development
- EWS1 Form Available

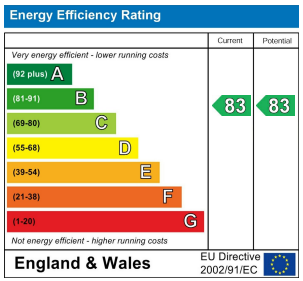
Floor Plan

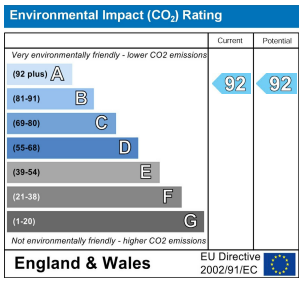


Area Map



Energy Efficiency Graph





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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