

RESIDE
MANCHESTER

A707 Middlewood Locks 1 Lockgate Square

, Salford, M5 4YU

Asking Price £200,000

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A lovely one bedroom apartment located on the 7th floor of the Middlewood Locks development. The apartment has a high specification throughout and includes; open plan living/kitchen area, double bedroom and a spacious balcony.

Middlewood Locks is a development that has the community at its heart. Residents can enjoy a vibrant yet calm and friendly community, with green public spaces and picturesque canal-side surroundings. Everyday essentials are close at hand, with a Co-op store and 92 Degrees coffee shop within Middlewood Locks, along with electric bikes and scooters available locally. Adding to the appeal, Middlewood Locks is set to welcome two exciting new independent fitness and wellness facilities in January. Located in the canal-side commercial units in Railings, Forged will be a members-only gym featuring state-of-the-art equipment, while LAWellness will offer Reformer and Mat Pilates classes in a welcoming and calming space, allowing residents to enjoy an active and healthy lifestyle right on their doorstep. Ideally positioned just a five-minute walk from the city centre, Soho House and Spinningfields, the development offers an excellent balance of waterside living and city convenience.

The property also benefits from being a couple minutes walk away from the local shopping park, Regent Retail Park.























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.

Bedroom - Carpeted flooring, large fitted wardrobe, floor to ceiling double glazed window panel. TV and Satellite points.

Bathroom - 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.

The Area

Middlewood Locks is a vibrant, mixed-use, award-winning neighbourhood that seamlessly connects Manchester and Salford. Set alongside the canal and just a short walk from the sought-after areas of Castlefield and Spinningfields, the development offers an exceptional location for city living.

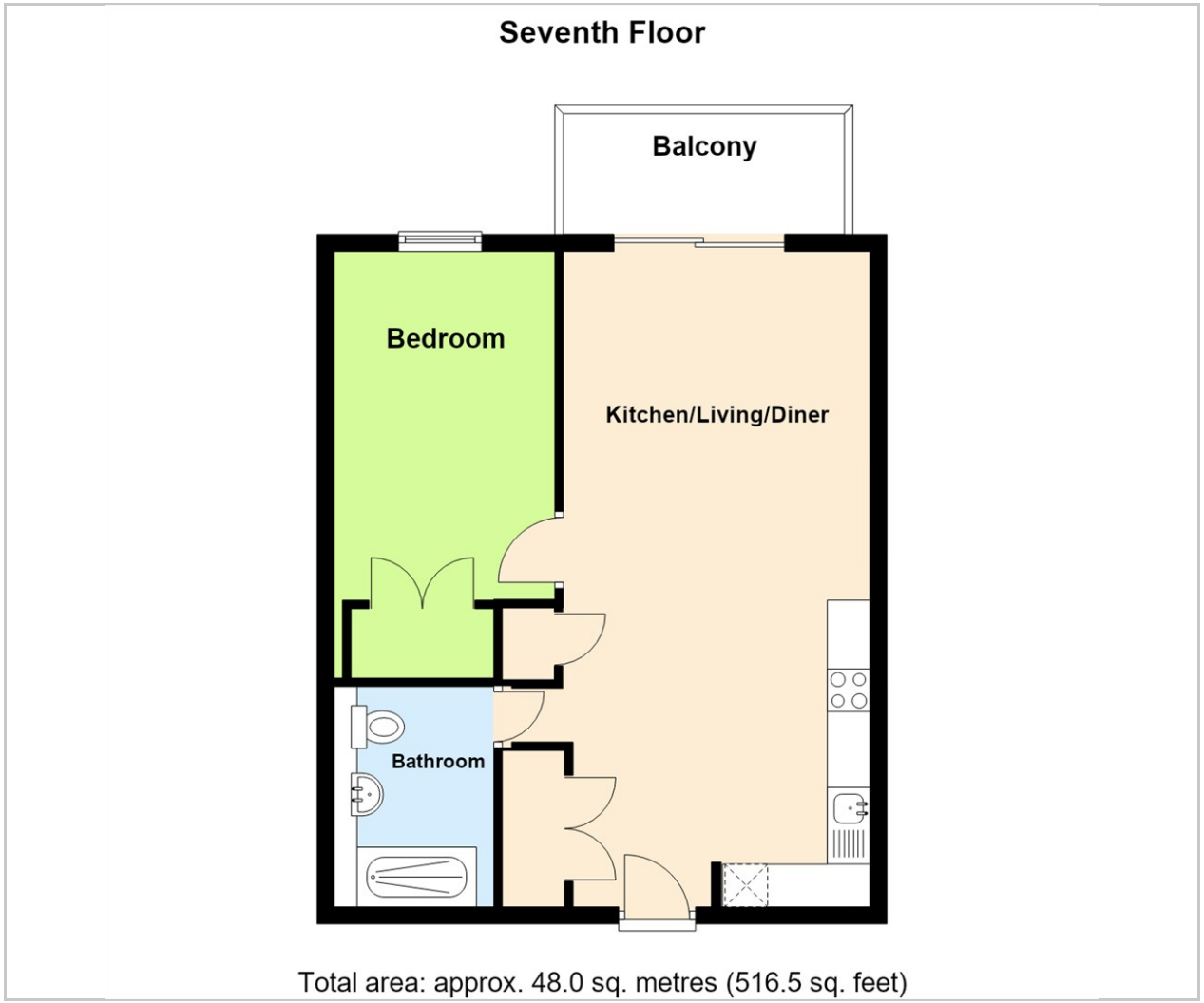
Whether you are exploring the independent bars and restaurants along Chapel Street or enjoying the shops, cafés, and amenities of Spinningfields, Middlewood Locks is perfectly positioned to place you within easy reach of some of Manchester's most popular and rapidly growing destinations.

Lease Information

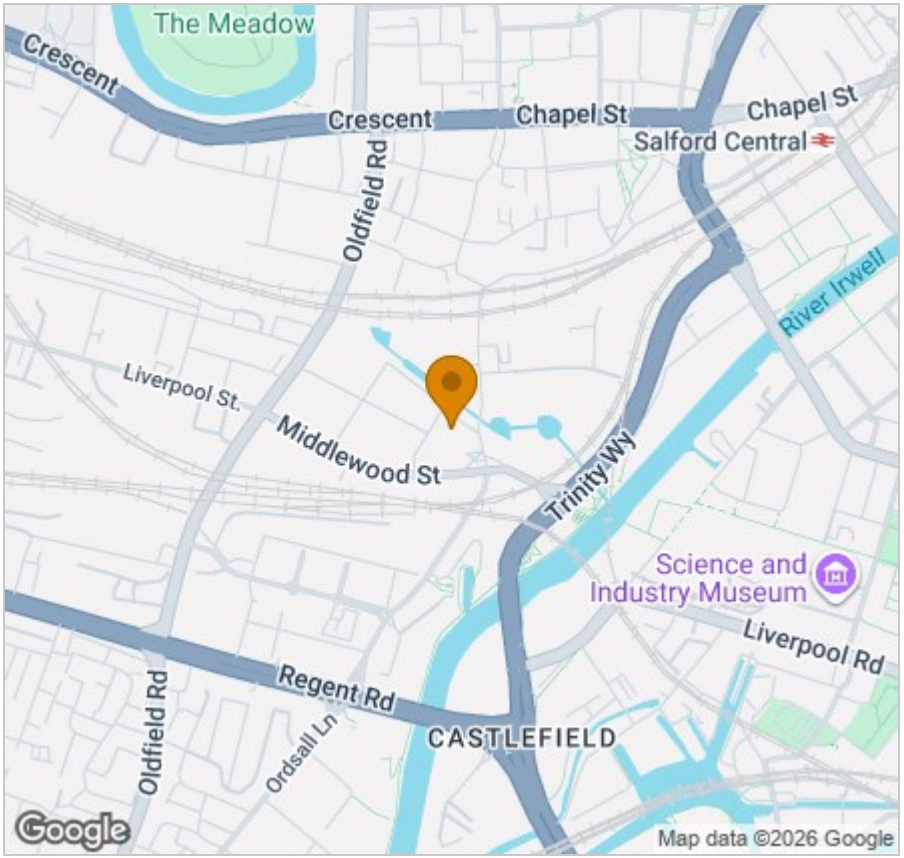
Length of lease - 999 years from 2018
Service charge - Approx £2530 per annum
Ground rent - £200pa. Reviewed with RPI every 10 years
EWS1 Form available - B1 Rated

- One Double Bedroom
- One Bathroom
- Top Floor
- Vacant Possession
- No Chain
- EPC Rating B
- Spacious Balcony
- Close to Spinningfields/Deansgate
- Multi Award Winning Development
- EWS1 Form Available

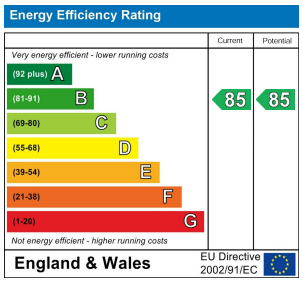
Floor Plan

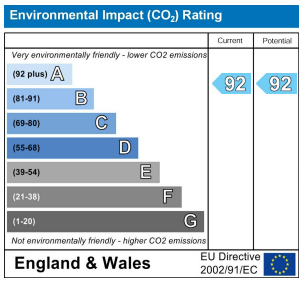


Area Map



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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