

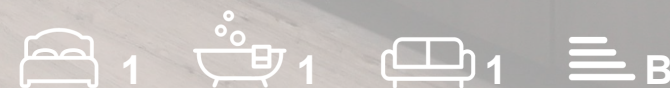


RESIDE

MANCHESTER

Middlewood Locks
Lockgate Square, Salford, M5 4YU

Asking Price £200,000



Middlewood Locks

1 Lockgate Square, Salford, M5 4YU

Middlewood Locks is an award-winning neighbourhood situated on the border of Manchester City Centre and Salford.

Set within a vibrant waterside development, it is home to some of Manchester's most popular independent businesses, including 92 Degrees Coffee.

This spacious one-bedroom apartment has been finished to a high standard throughout, offering a bright and airy open-plan layout ideal for modern living. The property also benefits from a generously sized balcony with impressive views, making it an excellent opportunity 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.

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

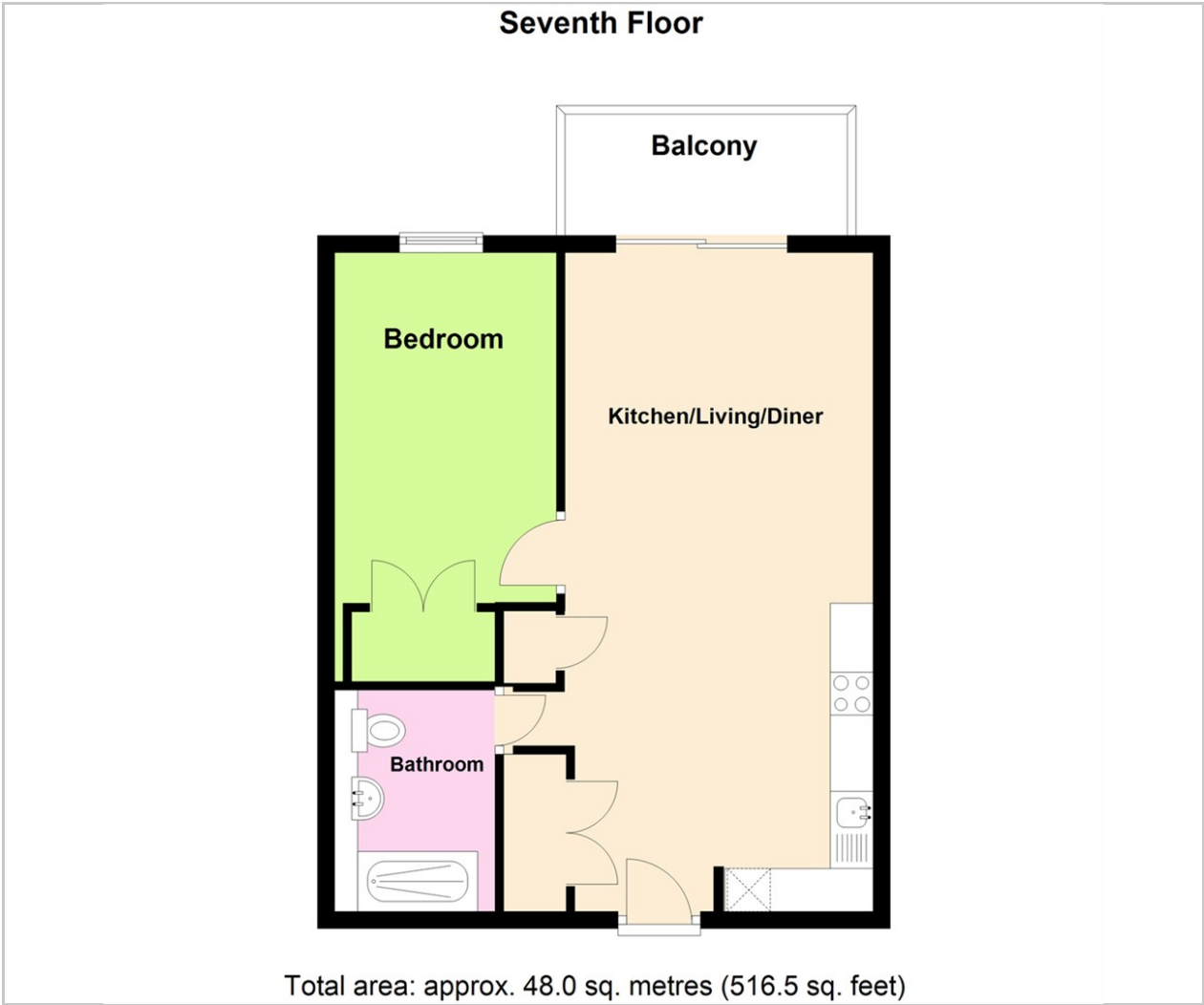
Service charge - £1954.76 pa including building insurance

Ground rent - £200pa. Reviewed with RPI every 10 years

EWS1 Form available - B1 Rated

- One Double Bedroom
- One Bathroom
- Top Floor
- Chain Free
- Walking Distance From City Centre
- EPC Rating B
- Multi Award Winning Development
- EWS1 Form Available

Floor Plan

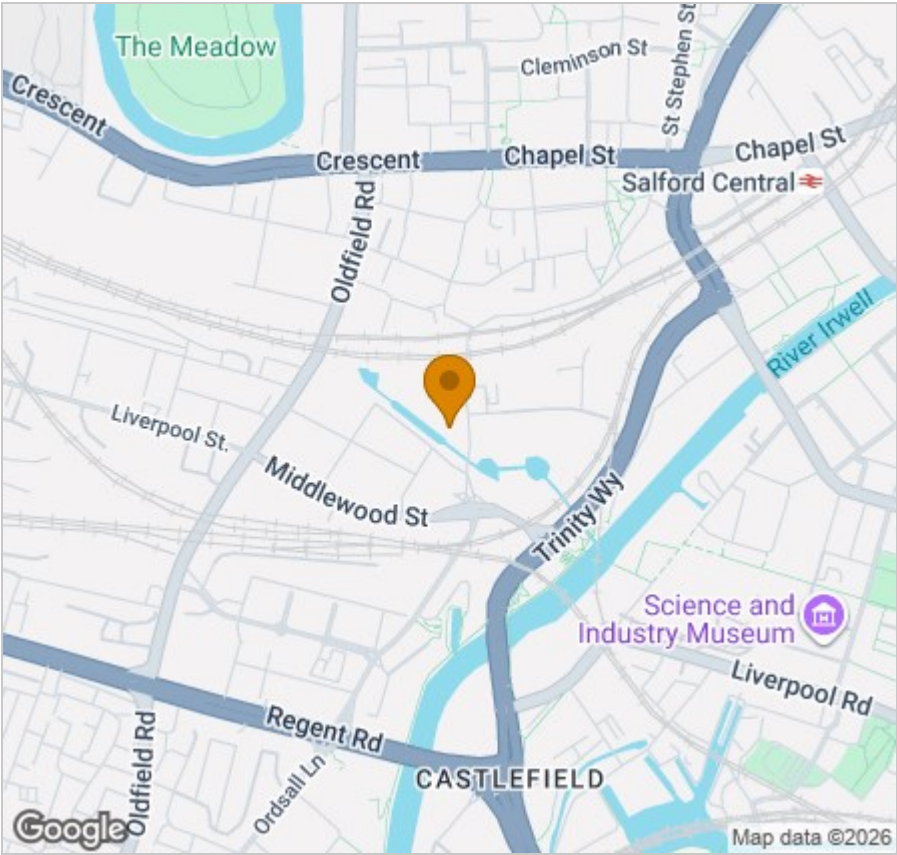


Viewing

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

