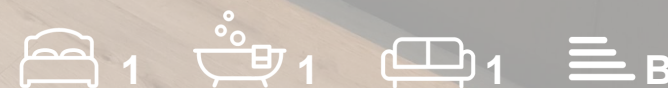




RESIDE  
MANCHESTER

B707 Middlewood Locks  
15 Middlewood Street, Salford, M5 4YW

Asking Price £195,000



## B707 Middlewood Locks

15 Middlewood Street, Salford, M5 4YW

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

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. The property also benefits from being a 10 minute walk away from the local shopping park, Regent Retail Park.

This property is being offered on a chain free basis and is now vacant!

### The Tour

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

**Kitchen** – The contemporary kitchen is fitted with a range of wall and base units with soft-close hinges, stylish splashbacks, white quartz composite worktops, and LED downlighting. Integrated appliances include an induction hob with extractor hood, dishwasher, microwave, full-size fridge and freezer, and an undermount stainless steel sink with a chrome mixer tap. Double doors open to a utility cupboard housing the washer-dryer.

**Bedroom** – Features carpeted flooring, a large fitted wardrobe, and a floor-to-ceiling double-glazed window panel. TV and satellite points are also provided.

**Bathroom** – Finished with porcelain tiled flooring, partially tiled walls, and recessed ceiling spotlights. The white bathroom suite comprises a large walk-in rain shower, Vitra wall-hung WC and basin with Hansgrohe chrome brassware, an electric heated towel rail, illuminated wall-mounted mirrored cabinets with LED lighting, and a vanity unit.





### The Area

Middlewood Locks is a vibrant, award-winning mixed-use neighbourhood that brings together the very best of Manchester and Salford. Ideally positioned alongside the canal and within walking distance of the highly desirable Castlefield and Spinningfields districts, it offers an outstanding setting for modern city living.

From the independent bars and restaurants lining Chapel Street to the boutiques, cafés, and amenities of Spinningfields, Middlewood Locks places a wealth of lifestyle and leisure options right on your doorstep. Its prime location provides easy access to some of Manchester's most established and fast-growing neighbourhoods.

### Lease Information

Length of lease - 999 years from 2018

Service charge - £1969.76 pa including building insurance

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

EWS1 Form available - B1 Rated

- One Double Bedroom
- One Bathroom
- Chain Free
- Top Floor
- Vacant Possession
- EPC Rating B
- Private Balcony
- Fitted Wardrobes
- Modern Specification Throughout
- Award Winning Neighbourhood

Floor Plan

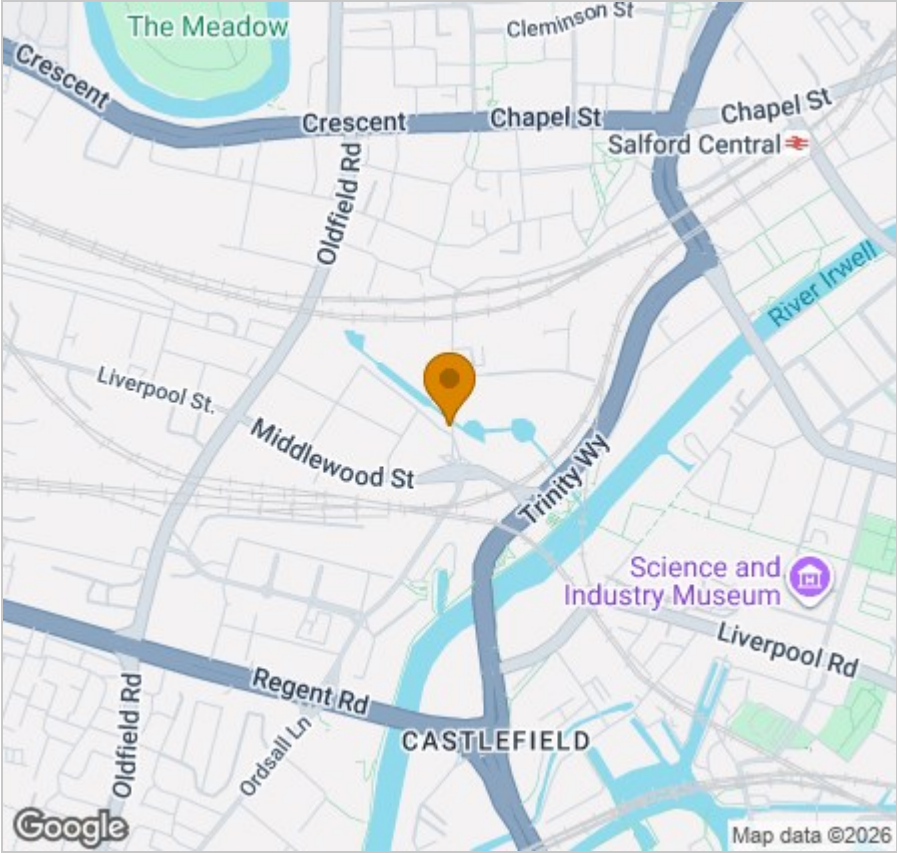


Viewing

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

