



**JULIE TWIST
PROPERTIES**



Middlewood Locks, 1 Lockgate Square, Salford - Asking Price Of £258,000

Julie Twist Properties are delighted to present this immaculately finished BRAND NEW apartment in the Middlewood Locks development. Finished to a very high specification with a fully integrated German kitchen with Bosch appliances. The kitchen is open plan to the living room which is light and spacious with sliding doors onto the balcony. The balcony is a great size, perfect to fit a table and chairs and enjoy the summer evenings or weekend mornings, overlooking the canal and the city centre skyline. Both bedrooms have fitted wardrobes and are good sized doubles. The bathrooms are beautifully finished and have fitted large mirrors with ample storage behind.

- Two Double Bedrooms
- Two Bathrooms
- Balcony
- Brand New Development
- High Spec Finish
- Water Views
- City Centre Views
- 5th Floor

DESCRIPTION

Middle ood Locks is a large new development with further expansion planned over the next four years. The idea is to create a new "spinningfields" with a plethora of restaurants, shops, bars and leisure facilities along with offices, a hotel and of course residential buildings. This apartment is within the first phase and is therefore a really exciting time to buy and to see how the area develops over the next few years. Middle ood Locks is only 15 minutes' walk from Deansgate and 10 minutes' walk from Spinningfields. A perfect place to escape the hustle and bustle of the city centre but be able to walk to anywhere you need to.

GENERAL

Rental Yield: 5.1% (Based on expected rental of £1100pcm on a furnished basis)
Service Charge: £1,800pa approx
Ground Rent: £325pa
Lease: 999 years from 1 July 2018 to and including 30 June 2017
Council Tax Band: C, Approx. £1,646.72
Management Company: Middle ood Locks Residential Mangement
No Chain

KITCHEN

Open plan to the living area, the kitchen comprises wall and base units, integrated fridge and freezer, integrated dishwasher, integrated microwave, built-in oven with four ring hob and extractor over, stainless steel sink with mixer tap and drainer, laminate flooring, spotlights, access to storage cupboard with washing machine and boiler (gas central heating), access to additional storage cupboard, intercom and extractor.

LIVING ROOM

Double glazed sliding doors onto balcony, laminate flooring, wall mounted heater, phone/TV point and ceiling lights.

MASTER BEDROOM

Double glazed window, carpeted flooring, fitted wardrobes, wall mounted heater, TV point, ceiling lights and entrance to the ensuite.

ENSUITE

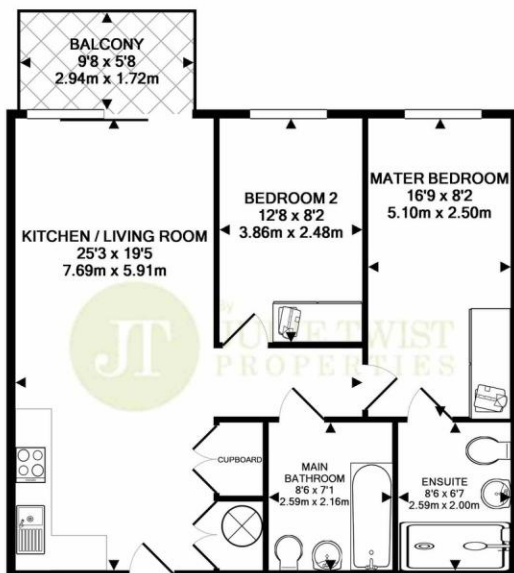
Accessed via the master bedroom, the ensuite comprises of a shower cubicle, WC, wash hand basin with mixer tap, heated towel rail, partially tiled walls, tiled flooring, fitted mirror with storage behind, extractor and spotlights.

BEDROOM 2

Double glazed window, carpeted flooring, wall mounted heater, fitted wardrobes and ceiling lights.

MAIN BATHROOM

Accessed via the hallway, a three piece bathroom comprising bath with shower attachment over, WC, sink with mixer tap, heated towel rail, partially tiled walls, tiled flooring, fitted mirror with storage behind and separate built-in storage cupboard, extractor and spotlights.



TOTAL APPROX. FLOOR AREA 696 SQ.FT. (64.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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