



# Apt 610 Quarry, Middlewood Locks, 15 Middlewood Street, Salford, M5 4YW

EWS1 AVAILABLE/Mortgage Buyers Invited

Jordan Fishwick are pleased to offer for sale this stunning TWO BEDROOM sixth floor apartment in Quarry, part of the newly completed Middlewood Locks development. The block was completed around 2019 and has proved popular for buyers and renters alike. This property is not to be missed, it has everything the new owner could want, two bedrooms, two bathrooms, and a stunning south facing sunny balcony overlooking Manchester's ever changing skyline. The property is well located close to Regent Road retail park and within 5 - 10 minutes walk to Spinningfields. Gas central heated. PET FRIENDLY (subject to building managements discretion). 719 sq ft.

## Offers Over £285,000

### Viewing arrangements

Viewing strictly by appointment through the agent

245 Deansgate, Manchester, M3 4EN 0161 833 9499 opt 3

### Living Room Area

13'6" x 11'6"

Sliding doors from living room to balcony. TV/telephone points. Radiator. Mix of spotlights and ceiling light.

### Kitchen Diner

11'8" x 12'0"

Range of wall and base units with complimentary worktops over. Integrated fridge/freezer, dishwasher, microwave and cooker. Induction hob with extractor over. Sink with draining area and mixer tap over. Storage cupboard housing washing machine and airing cupboard.

### Bedroom One

16'11" x 8'0"

Fitted carpet. Radiator. Ceiling light. Fitted wardrobes. Access to ensuite.

### En-suite

High standard en-suite. Partially tiled. W/C. Floating sink with mixer tap. Shower with rainhead shower. Built in vanity unit/mirror. Heated towel rail.

### Bedroom Two

13'1" x 8'0"

Fitted carpet. Radiator. Ceiling light. Fitted wardrobes.

## Bathroom

7'7" x 7'0"

High standard bathroom. Partially tiled. W/C. Floating sink with mixer tap. Bath with mixer shower over. Built in vanity unit/mirror. Heated towel rail.

## Externally

Private south facing balcony. Sky Q is available as well as Hyperoptic Broadband up to 1gbps speeds. Pet friendly. Lifts to all floors.

## Additional Information

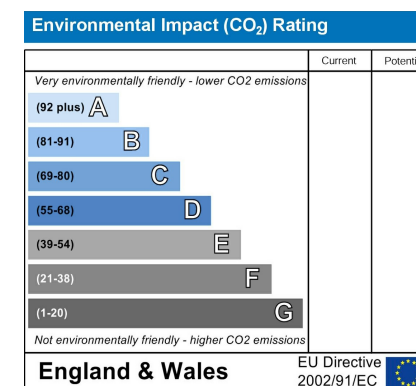
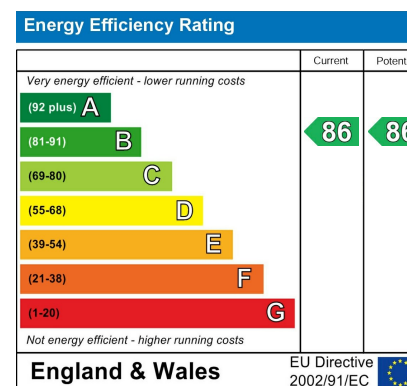
Service charges - £3120 per annum

Lease - 999 years from 2018

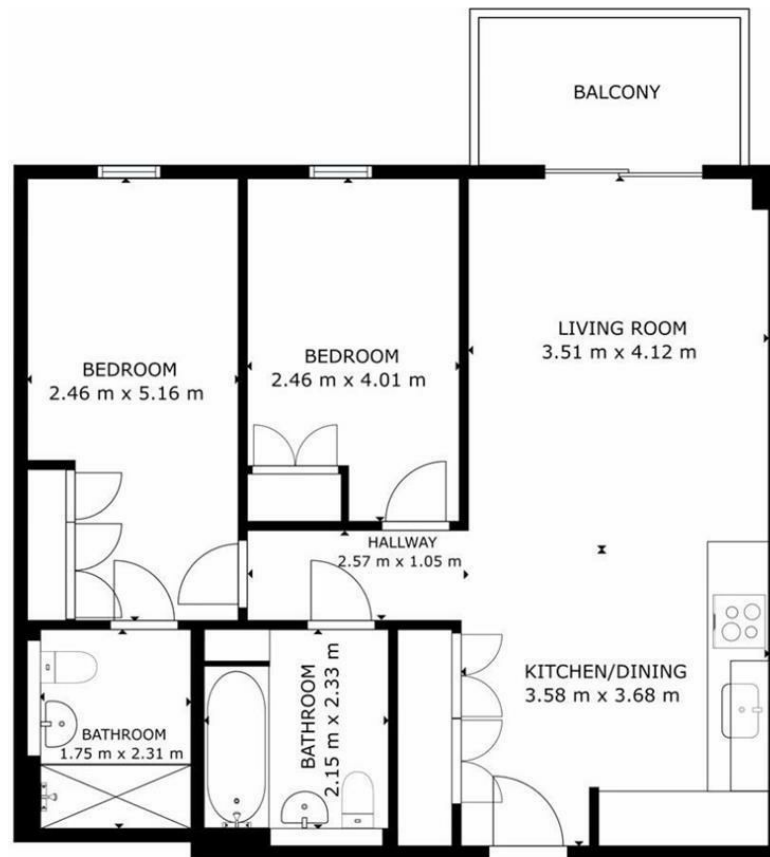
Ground rent - £325 per annum

Council Tax Band - C

Managing agents - Savills







GROSS INTERNAL AREA  
 FLOOR 1: 66.83 m<sup>2</sup>  
 EXCLUDED AREAS: BALCONY: 5.25 m<sup>2</sup>  
 TOTAL: 66.83 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



These particulars are believed to be accurate but they are not guaranteed and do not form a contract. Neither Jordan Fishwick nor the vendor or lessor accept any responsibility in respect of these particulars, which are not intended to be statements or representations of fact and any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Any floorplans on this brochure are for illustrative purposes only and are not necessarily to scale.

Offices at: Chorlton, Didsbury, Disley, Hale, Glossop, Macclesfield, Manchester Deansgate, Manchester Whitworth Street, New Mills, Sale, Wilmslow and Withington

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