



Apartment 110 The Forge, 11 Lockside Lane, Salford, Offers Over £190,000



**** EWS1 FORM WITH B1 RATING ** NO ONWARD CHAIN **** An immaculate one bedroom apartment occupying a raised ground floor position within a modern waterside development which forms part of the award winning Middlewood Locks. The Forge is perfectly positioned on the outskirts of Salford and Manchester city centre within a quiet residential location close to Spinningfields, Regent Road Retail Park and the newly established St John's neighbourhood. It offers easy access to a variety of transport links and has an inviting communal courtyard for residents. The property is accessed through a secure fob activated entrance and briefly comprises; open plan living room with a Juliet-style balcony overlooking the canal, impressive kitchen with integrated appliances and space for dining, a spacious double bedroom with built in wardrobes, stylish bathroom suite with mirrored wall storage and two storage cupboards. EPC Rating - B.

Lease: 999 years from 2018

- Luxury One Bedroom Apartment
- Raised Ground Floor Position Overlooking Canal
- Short Walk from Manchester City Centre
- On Site Coffee Shop, Bar & Co-op Food
- Fitted Wardrobes & Ample Storage Space
- EWS1 Form with B1 Rating
- Modern Award Winning Waterside Development
- Close to Amenities & Transport Links
- Beautifully Presented Accommodation
- Well Maintained Communal Courtyard

