


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	



Taylorson Street South |
£1,200 PCM



88 School Road | Sale | M33 7XB
t: 0161 973 4955
e: sale@hibberthomes.com
www.hibberthomes.com

Bedrooms 2	Bath 1	Reception 1	Parking here	Area sq ft	Type here
					

- PARKING
- AVAILABLE NOW !!!
- CLOSE BY TO MOTORWAY NETWORK
- COUNCIL TAX BAND C
- ELECTRIC HEATING
- EARLY INSPECTION HIGHLY RECOMMENDED!
- FULLY FURNISHED BASIS

A Stunning fully furnished to a high standard apartment in XQ7 available overlooking Salford Quays on the 12th Floor. Well-presented living space with luxury furnishings and a fully fitted kitchen with integrated appliances. Lighting in all rooms is ceiling low voltage recessed round spotlights in chrome finish. All sockets and switches to be chrome finish. Fully fitted kitchen complete with integrated dishwasher, fridge freezer, washer dryer, stainless steel combination oven/microwave/grill, stainless steel splashback to worktops and stainless-steel panel behind inclusive hob, stainless steel extractor, stainless steel bowl and half sink with waste disposal. Under unit lighting to wall units. In addition, the floor tiling in the kitchen, bathroom incorporates an underfloor heating mat to raise the surface temperature of the tiles to provide maximum comfort underfoot. Good size lounge with access to Full length balcony overlooking Media City, Two double bedrooms. Main commuter links M60/M62/M6 are also easily accessible within a 5 minute drive. If you work in the city centre don't worry as there is a tram stop right outside the development and they frequent every 12 minutes. There is a balcony offering views over the Quays and city centre, 24 Hour concierge, who offer a helpful and friendly service for any questions or concerns you might have. Heating is provided by a combination of electric panel convactor heaters and heated chrome towel rails in bathrooms and en-suites. Fully furnished basis, Council tax band - C

