



*jordan fishwick*

Apt 819 XQ7, Taylorson Street South, M5  
£1,100 Per Calendar Month



### The Property

**\*PLEASE NOTE - THERE IS BUILDING MAINTENANCE OCCURING ON THE BUILDING. THEREFORE, THERE WILL BE DISRUPTIONS DURING THE TENANCY\***

Available Late May. This 8th floor two bedroom apartment is located close to Salford Quays and Exchange Quay Tram Stop. Entrance hall with storage, living room with balcony, laminate flooring throughout and open to the fully fitted kitchen. This includes fridge/freezer, microwave, hob and dishwasher. Master bedroom with en-suite shower, second double bedroom and luxury bathroom suite with shower. Furnished Parking. NO pets. Salford Council Tax Band C. EPC Rating B.

**\*VIDEO/ PHOTO OFFERS NOT ACCEPTED - PLEASE BOOK AN IN PERSON VIEWING\***

## XQ7 Ordsall M5 3FP

**£1,100 Per Calendar Month**



- LET AGREED
- 8th Floor Two Bed
- Balcony
- Parking included
- Furnished
- Council Tax Band C
- EPC Rating B
- Close to Transport Links
- Close to Media City



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>83</b>	<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	





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