



## XQ7 Building, Taylorson Street South, Salford

£1,150 PCM

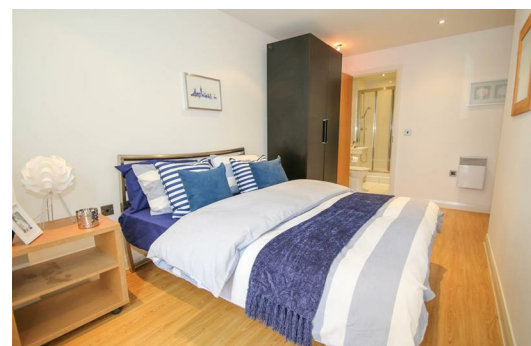
Step inside XQ7 - here you'll find a luxury apartment purpose-designed for today's busy lifestyle.

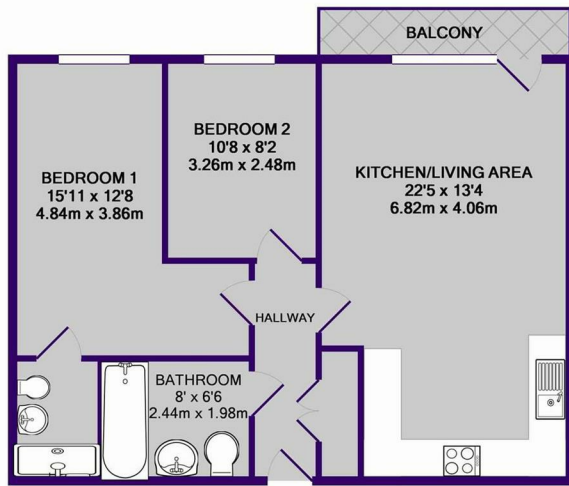
This 6th floor, two bed property comes complete with a Jack-and-Jill style bathroom, an uber-modern interior and simply oozes style and sophistication. The full length balcony which spans the length of the lounge and kitchen results in you getting front-row seats to one of the best views in town, right across The Quays. In brief, there's not much more you could want from a home (or an investment property).

Transport wise, XQ7 is pretty bob-on. For those relying on public transport, the Metrolink's Exchange Quay station is virtually outside; the whole of MediaCityUK, Manchester and the surrounding areas are practically at your fingertips. The Quays also has great motorway links and is just a stone's throw from Manchester's two mainline train stations. Wherever you want to go by whatever means - XQ7 is the property for you. There's also a parking space complete with this apartment - those who battle with spaces on a permanent basis will be aware of just how much of a bonus this is!

If you're interested in having a closer look, or have any questions, do get in touch. And just so you know, the pictures for this apartment are for marketing purposes only. The internal fixtures, fittings and furnishings may vary.

Please note that this development is currently undergoing remediation works to remove and replace combustible insulation. This may result in restricted use of the balcony.





TOTAL APPROX. FLOOR AREA 661 SQ.FT. (61.4 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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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
78	83	D	C