



 **2**  
Bedrooms

 **2**  
Bathrooms





C & R City are delighted to bring to the market this well presented two-bedroom 8th floor corner plot apartment situated in the ever-popular X Q 7 Building, Salford, M5. The apartment comprises of a spacious hallway, large open plan living area and kitchen, spacious balcony providing scenic views, Two double bedrooms, master with en-suite and a spacious three-piece bathroom suite. The apartment also benefits from having two allocated parking space and a 24/7 concierge service. X Q 7 is ideally located a stone's throw from Salford Quays/MediaCityUK and only a short walk to Manchester City Centre in the other direction making it a truly ideal place to commute from. Excellent transport links are close by with the Metro-link on your doorstep.

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**Entrance Hall** 4.75m x 1.12m (15' 7" x 3' 8")

Entrance Hall with front door, light oak laminate flooring, video intercom entry phone system, built-in airing cupboard/utility store, electric heater.

**Open Plan Living Area** 5.09m x 7.81m (16' 8" x 25' 7")

Impressive Lounge/Dining Room with patio doors to a balcony, light oak wood laminate flooring, opening to a spacious fully intergrated Kitchen, floor to ceiling window providing plenty of a natural light.

**Master Bedroom** 3.88m x 4.50m (12' 9" x 14' 9")

Tall UPVC double glazed window, electric heater, carpet flooring, spotlighting and door to En-suite shower room.

**En-Suite** 2.11m x 1.49m (6' 11" x 4' 11")

En-suite with high specification white suite with chrome fittings comprising low level WC, wall basin, vanity mirror and plinth, ceramic tiled walls, chrome heated towel rail, ceramic tiled floor, glazed shower door to double shower cubicle.

**Bedroom Two** 2.92m x 3.19m (9' 7" x 10' 6")

Light oak laminate flooring, electric heater, tall UPVC double glazed window.

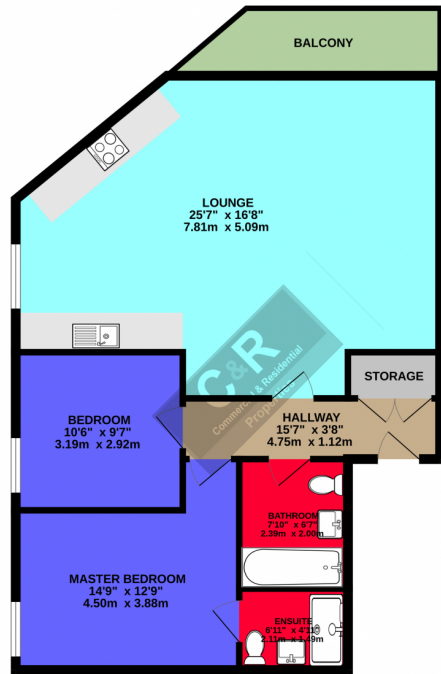
**Bathroom Suite** 2.39m x 2.00m (7' 10" x 6' 7")

Bathroom with high specification white suite with chrome fittings comprising low level WC, wall basin, bath with glazed shower screen and over-bath shower, heated chrome towel rail, ceramic tiled walls and floor, vanity plinth with mirror, shaver point.

**Service Charges** £850Pq **Ground Rent** £125Pa **Lease** 230 years



GROUND FLOOR  
813 sq.ft. (75.5 sq.m.) approx.



C & R PROPERTIES  
TOTAL FLOOR AREA: 813 sq.ft. (75.5 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	72	77
(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, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

Address: X Q 7 Building, M5

