

**C&R**

Commercial & Residential

Properties

£145,000

X Q 7 Building, Taylorson Street South, Salford, M5 3fy



2

Bedrooms



2

Bathrooms

Citypoint 2, 156 Chapel Street, , Manchester, M3 6BF |  
[enquiries@candrproperties.co.uk](mailto:enquiries@candrproperties.co.uk)

0161 227 9990



C & R City are delighted to bring to the market this well presented two-bedroom twelfth floor apartment situated in the ever-popular X Q 7 Building, Salford, M5. The apartment comprises of a hallway, open plan living area and kitchen, balcony, Two double bedrooms, master with en-suite and a spacious three-piece bathroom suite. The apartment also benefits from having one 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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**Hallway**

Wood laminate flooring, intercom system, ceiling light switch, access to utility housing a washing machine and the boiler.

**Lounge/Diner/Kitchen** 6.62m x 4.03m (21' 9" x 13' 3")

Bright & Spacious lounge, electric radiator, ceiling light point, double glazed windows and sliding door to balcony. Fitted kitchen with a range of fitted base and wall units, integral electric oven, integrated electric hob, sink unit with mixer tap, integrated fridge freezer

**Master Bedroom** 4.52m x 2.72m (14' 10" x 8' 11")

Spacious double bedroom, ceiling light point, electric radiator, double glazed window, wood laminate flooring. Double glazed window to side aspect.

**En-Suite** 1.96m x 1.62m (6' 5" x 5' 4")

Three piece suite comprising walk in shower, wash hand basin, low level WC, towel radiator, fully tiled walls and flooring.

**Bedroom Two** 3.22m x 2.51m (10' 7" x 8' 3")

Double bedroom, ceiling light point, electric radiator, double glazed window. Wood laminate flooring. Double glazed window to side aspect.

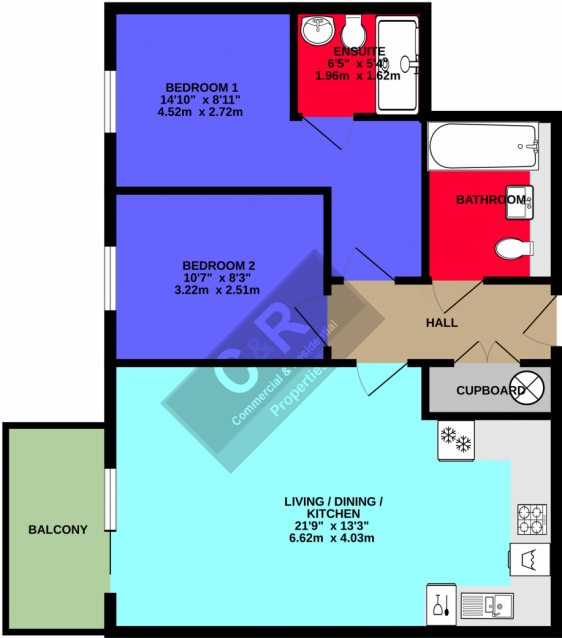
**Bathroom** 1.96m x 2.44m (6' 5" x 8' )

Three piece suite comprising bath with overhead shower, wash hand basin, low level WC, towel radiator, fully tiled walls and flooring.

**Agents Notes**

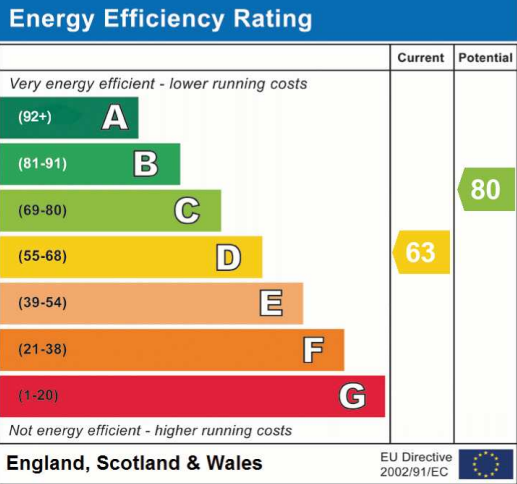
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GROUND FLOOR



1213 XQ7 BUILDING, TAYLORSON STREET SOUTH, SALFORD M5 3FP

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 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.  
Made with lettings 12/2020



Address: X Q 7 Building, M5

