

**C&R**

Commercial & Residential

Properties

£155,000

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



 **2**  
Bedrooms

 **2**  
Bathrooms

Citypoint 2, 156 Chapel Street, , Manchester, M3 6BF |  
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0161 227 9990





C & R City are delighted to bring to the market this well presented two-bedroom 11th 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** 3.30m x 1.20m (10' 10" x 3' 11")

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

**Lounge** 6.61m x 4.14m (21' 8" x 13' 7")

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, intergrated electric hob, sink unit with mixer tap, intergrated fridge freezer

**Master Bedroom** 3.90m x 4.32m (12' 10" x 14' 2")

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

**En-Suite** 2.09m x 1.48m (6' 10" x 4' 10")

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

**Bedroom Two** 3.07m x 2.46m (10' 1" x 8' 1")

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

**Bathroom** 2.33m x 1.78m (7' 8" x 5' 10")

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

### Agent Notes

NOTICE: C & R Properties for themselves and for the vendors or lessors of this property who's agents they are give notice that: (i) the particulars are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor part of an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or other wise as to the correctness of each of them; (iii) no person in the employment of C & R Properties has any authority to make or give any representation or warranty whatever in relation to this property. all services have not and will not be tested



GROUND FLOOR  
656 sq.ft. (60.9 sq.m.) approx.



C & R PROPERTIES  
TOTAL FLOOR AREA: 656 sq.ft. (60.9 sq.m.) approx.  
While 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+) A		
(81-91) B		84
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Address: X Q 7 Building, Taylorson Street South, Salford, M5 3FY

