



 **2**
Bedrooms

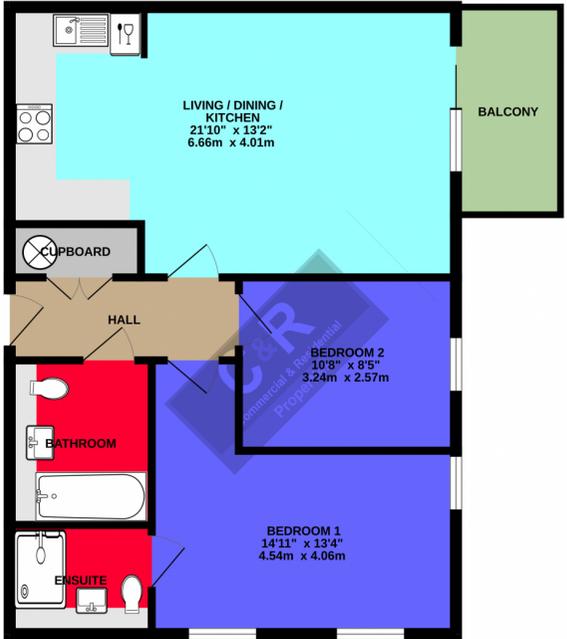
 **2**
Bathrooms



****Available Now**** C & R City are delighted to bring to the market this well presented two-bedroom 8th 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, 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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GROUND FLOOR



C & R PROPERTIES

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.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	76	78
(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 3FP

