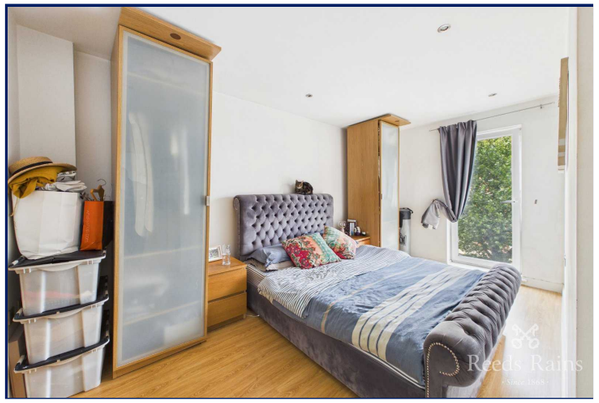
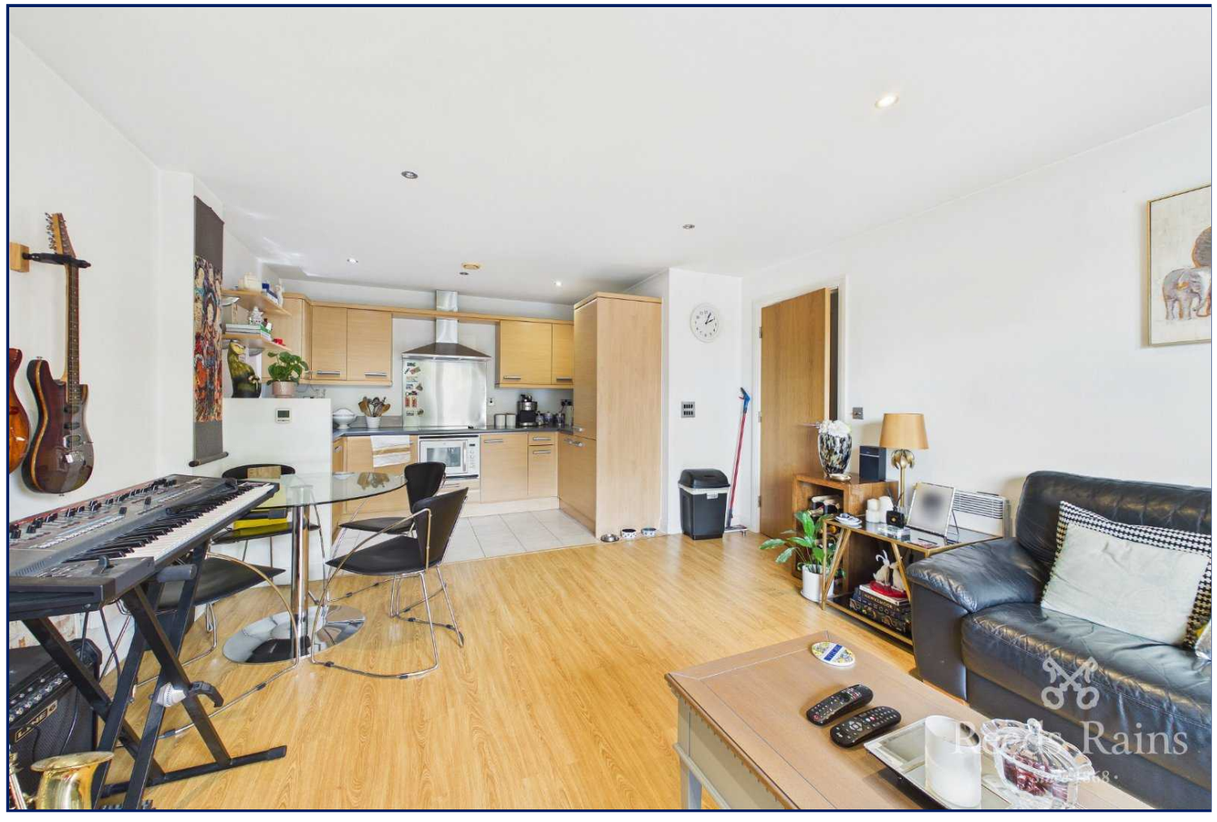
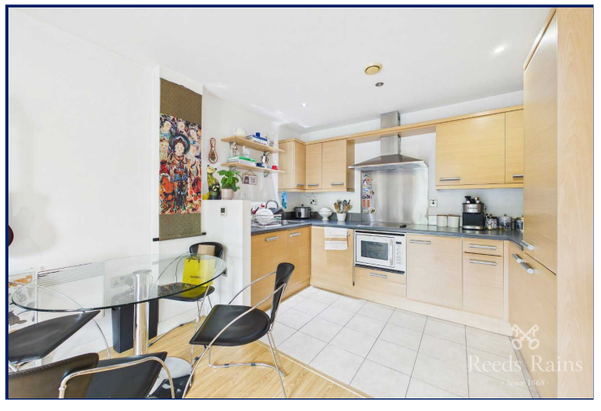


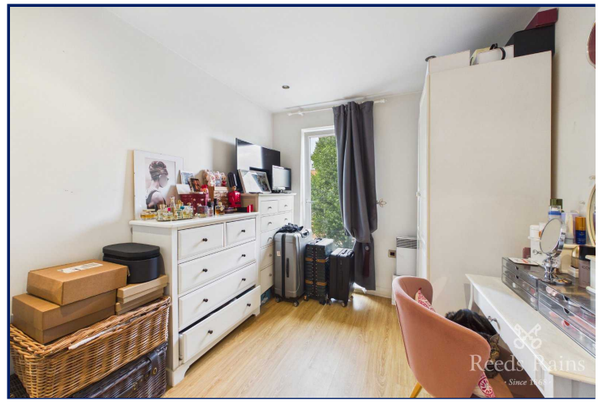


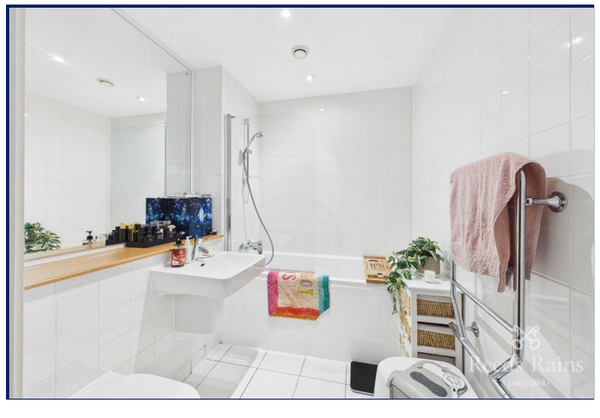












X Q 7 Building, Taylorson Street
South, Salford, M5

Asking Price: £185,000
Leasehold

Reeds Rains

reedsrains.co.uk

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

Asking Price: £185,000 Leasehold

Council Tax Band: C
EPC Rating: C

EWS1 form now available (B1 rating)
This superb 2 bedroom apartment on the 6th floor of the prestigious XQ7 development benefits from a pleasant balcony and a secure parking space. Offering well-presented accommodation perfect for modern living in a great location within easy reach of Salford Quays and Metrolink stop. EPC Rating C.

6TH FLOOR
Secure communal entrance leading to lobby with concierge facility. The apartment can be reached via lift or stairs.

Entrance Hall
With wooden-style flooring and utility cupboard providing useful storage.

Living Area/Kitchen
21'9" x 13'5" (6.63m x 4.1m)
The bright open-plan living space has glazed doors onto the balcony providing great natural light and wooden-style flooring continued from the hall. The kitchen offers a range of fitted base and wall units, integrated electric oven and hob with extractor hood, sink with mixer tap, worktop lighting, tiled floor, integrated fridge/freezer and dishwasher.

Balcony
Providing a pleasant space for outdoor relaxation.

Bedroom 1
14'10" x 8'6" (4.52m x 2.6m)
Full-height window and wooden-style flooring.

Ensuite
Shower cubicle, wash basin with mixer tap, WC, tiled walls and flooring, heated towel rail.

Bedroom 2
10'7" x 8'3" (3.23m x 2.51m)
Full-height window and wooden-style flooring.

Bathroom
Panelled bath with shower attachment, wash basin with mixer tap, WC, tiled walls and flooring, heated towel rail.

Parking
A secure parking space is included in the sale.

Leasehold/Council Tax
Lease term: 250 years (less 10 days) from 13th November 2003.
Ground rent: £125 per annum.
Service charge: £869.18 for period 01/07/26-30/09/26 equating to an approximate annual figure of £3476.72.
Please verify lease details with your solicitor.
Council tax band C (Salford City Council).

Agent's Note
To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.

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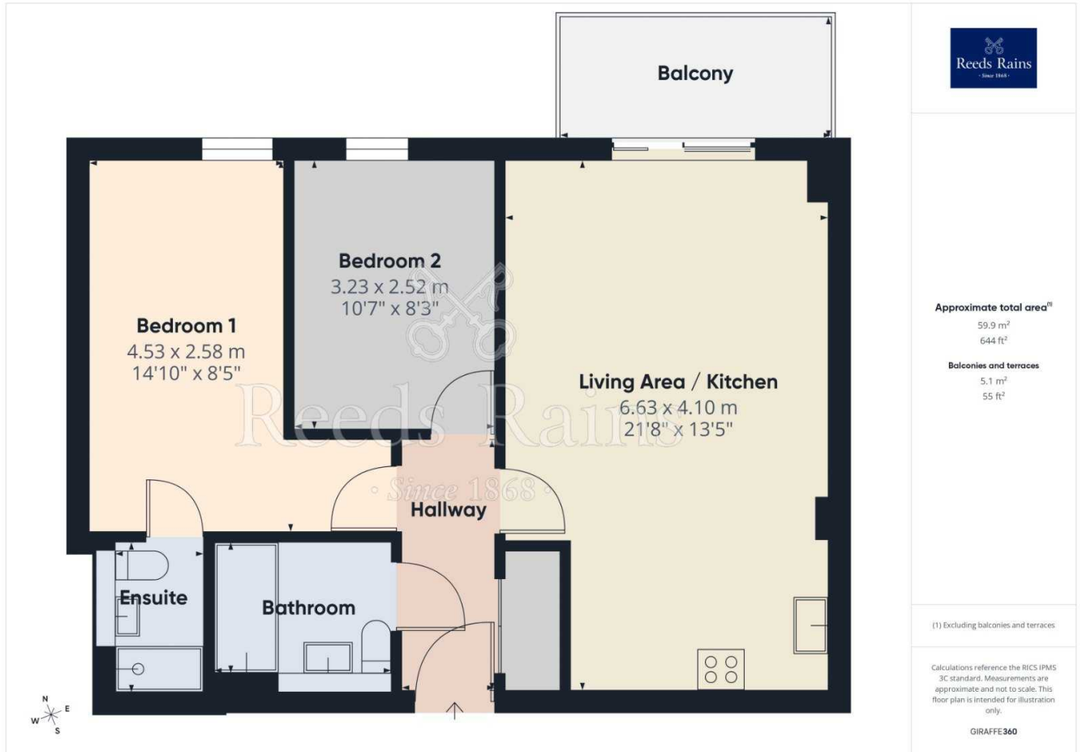
All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.



For full EPC please contact the branch.



We may refer you to recommended providers of ancillary services such as Conveyancing, Mortgages, Insurance and Surveying. We may receive a referral fee for recommending their services. You are not under any obligation to use the services of the recommended provider, which may also be an associated company of Reeds Rains.

Other important information which you will need to know about this property can be found at reedsrains.co.uk