



**JULIE TWIST
PROPERTIES**



X1 The Exchange, Salford

Asking Price Of £137,000

Julie Twist Properties are delighted to offer for sale this stunning one bedroom fully furnished apartment at X1 The Exchange. This beautiful, modern, well presented apartment is located on the cusp of Salford Quays right by the Exchange Quays tram stop. Perfect for those working in both the City centre & Media City areas.

- One Double Bedroom
- Ground Floor
- Open plan living space and kitchen
- On-site Gymnasium
- Overnight Security
- Electric heating, double glazing and contemporary decor
- Stylish development close to Media City UK
- Metrolink across the road with easy access to City centre

DESCRIPTION

Julie Tw ist Properties are delighted to offer for sale this stunning fully furnished one bedroom, ground floor apartment at X1 The Exchange. This beautiful, modern, well presented apartment is located on the cusp of Salford Quays right by the Exchange Quays tram stop.

There is a 24 hour on-site gym available for all residents to use at no extra cost. Overnight security based in the reception of the building from 7pm-6am.

GENERAL

Rental Yield: 6.86% (Based on expected rental of £800)
Service Charge: approx. £896.67pa
Ground Rent: £250pa
Lease: 138 years from 2015 (135 years remaining)
Council Tax Band: B Council Tax: approx. £1,296.51pa
Management Company: X1 Lettings

HALLWAY

Laminate floor covering, intercom entry phone, built-in airing cupboard with hotwater cylinder and washer/dryer machine, door to:

OPEN PLAN LIVING AREA AND KITCHEN

Double glazed window to rear, wall mounted electric heater, laminate floor covering, TV point, recessed low-voltage ceiling spotlights, fitted with a range of contemporary high gloss white kitchen units and wall cupboards with contrasting work top space, single circular bowl with mixer tap, drawers, built in four ring ceramic hob, pull out extractor above, built in electric oven, integrated dishwasher and fridge. Leather sofa, coffee table, TV stand and dining table/chairs

BEDROOM

Double glazed window to rear, laminate floor covering, recessed low-voltage ceiling spotlights. Double bed, double wardrobe, bedside draws and separate three draw unit.

SHOWER ROOM

Fitted with three piece suite comprising tiled shower enclosure, pedestal wash hand basin, low-level WC and part tiled walls, heated towel rail, extractor fan, tiled flooring, recessed low-voltage ceiling spotlights.

COMMUNAL AREAS

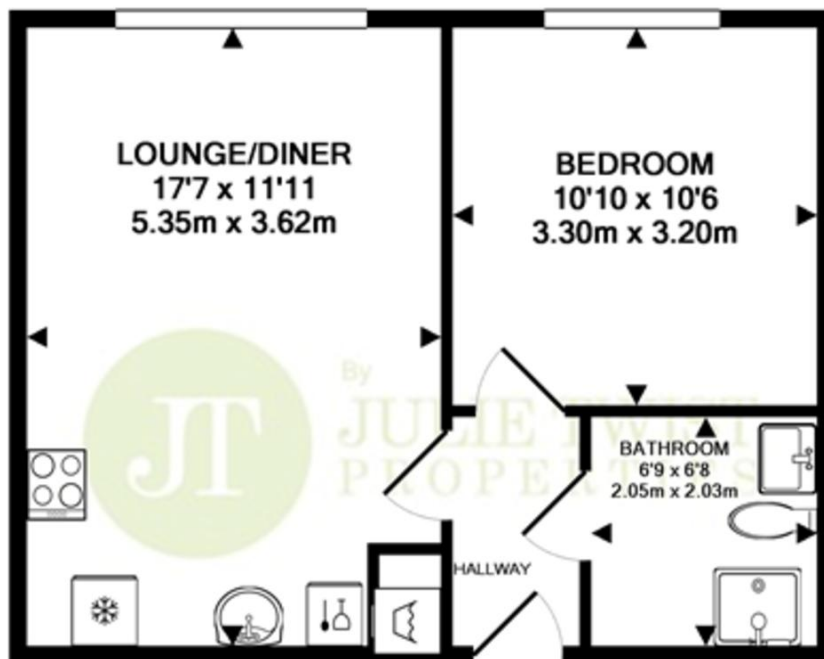
Secure fob entry into the development. Access to own gymnasium

PARKING

Parking space maybe available from Management Company at extra cost

AMENITIES

Close to restaurants and groceries shops, The Lowry shopping outlet and theatre, supermarkets, retail park and Manchester city centre.



IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only, and are not precise. If floor plans were included, these may not be to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

