



JULIE TWIST
PROPERTIES



X1 The Exchange, Salford Quays

Asking Price Of £135,000

****CASH BUYERS ONLY****

Julie Twist 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.

- One Double Bedroom
- Cash Buyers Only
- Open Plan Living Space
- On-site Gymnasium
- Overnight Security
- Ground Floor
- Stylish Development
- Few Minutes Walk from Metrolink

GENERAL

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

HALLWAY

Laminate floor covering, intercom entry phone, built-in airing cupboard with hot water 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

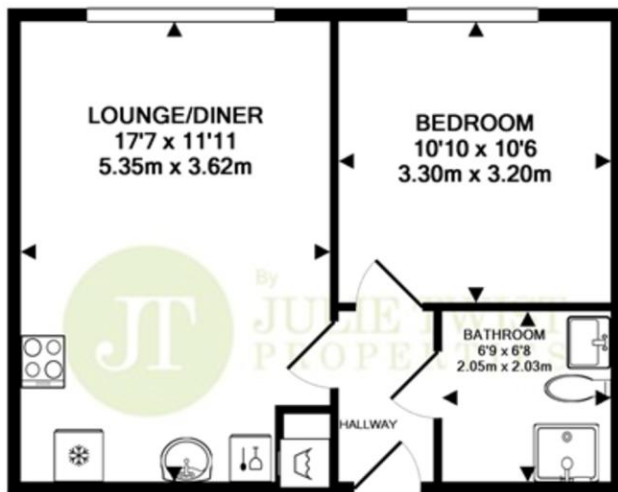
Secure fob entry into the development. Access to own gymnasium

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.



TOTAL APPROX. FLOOR AREA 393 SQ.FT. (36.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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