



The Exchange X1, 8 Elmira Way, Salford - Asking Price Of £130,000

****CASH BUYERS ONLY** **INVESTORS 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. The property has a tenancy in place paying £725pcm making this the ideal investment!

The Exchange is located within walking distance of a Tesco Express and the Lowry Shopping Centre. Media City UK is also a short walk away too. The property has great transport links into the city centre and surrounding areas too.

Please contact the office for further information regarding the cash buyers only status.

- One Double Bedroom
- Cash Buyers Only
- Open Plan Living Space
- On-site Gymnasium
- Overnight Security
- Ground Floor
- Short Walk to Media City
- Few Minutes Walk from Metrolink



GENERAL

Rental Yield: 6.7% (Based on current rental of £725pcm)
Service Charge: £991 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
Tenancy in place until 19.03.2021 paying £725 pcm

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

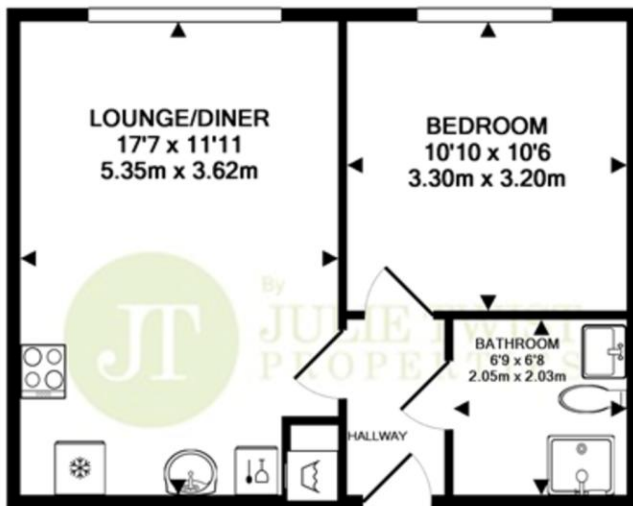
Fitted with three piece suite comprising tiled shower enclosure, pedestal wash hand basin, low-level WC and part tiled walls, heated towel rail, extractor fan, tiled flooring, recessed low-voltage ceiling spotlights.

COMMUNAL AREAS

Secure fob entry into the development. Access to own gymnasium

PARKING

Parking space maybe available from management company at extra cost. This is subject to availability.



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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