



XQ7, Exchange Quay, Salford

£925 PCM

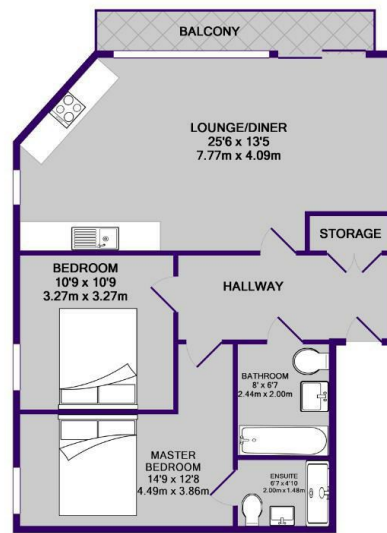
Step inside XQ7 - here you'll find a luxury apartment purpose-designed for today's busy lifestyle. This 10th floor, two bed property comes complete with a Jack-and-Jill style bathroom, an uber-modern interior and simply oozes style and sophistication. The full length balcony which spans the full length of the lounge and kitchen means that you get front-row seats to one of the best views in town, right across The Quays. In short, there's not much more you could want from a home.

Transport wise, XQ7 is pretty bob-on. For those relying on public transport, the Metrolink's Exchange Quay station is virtually outside, which results in the whole of MediaCityUK, Manchester and the surrounding areas practically being at your fingertips. For those who prefer a more private commute via car, there's also 2 x parking spaces complete with this apartment - those who battle with spaces on a permanent basis will be aware of just how much of a bonus this is! The Quays also has great motorway links and is just a stone's throw from Manchester's two mainline train stations. Wherever you want to go by whatever means - XQ7 is the property for you.

If you're interested in having a closer look, or have any questions, do get in touch. The pictures for this apartment are for marketing purposes only, just so you know.

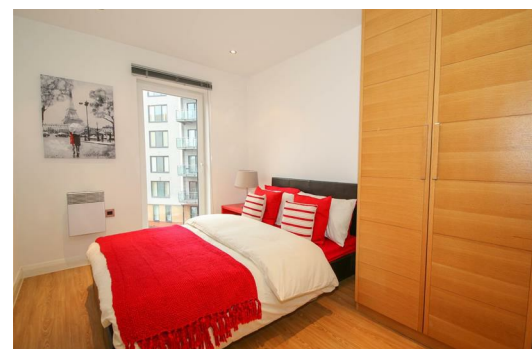
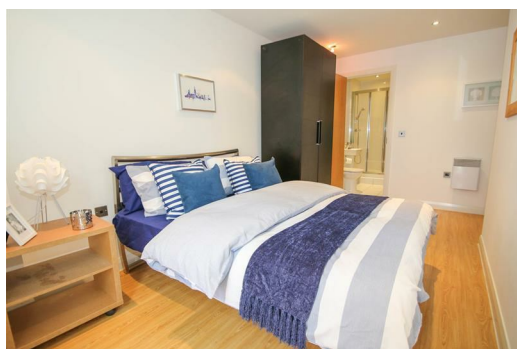
Available 8th August 2021





TOTAL APPROX. FLOOR AREA 749 SQ. FT. (69.6 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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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Rating	Score	Band	Rating	Score	Band
A	92	A	A	78	A
B	81	B	B	68	B
C	69	C	C	58	C
D	55	D	D	48	D
E	41	E	E	38	E
F	29	F	F	28	F
G	13	G	G	18	G

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