jordan fishwick

Apt 700 XQ 7, Taylorson Street South, Salford, M5 3FP

AVAILABLE VIA MODERN AUCTION. Auction Live. End Date 09-01-2026

Jordan Fishwick are pleased to have for sale, this very well presented studio apartment, found on the seventh floor of the XQ7 Building in Salford. The studio design allows for a seamless flow between the living space and the sleeping area, creating an inviting atmosphere. The bedroom area is thoughtfully positioned to ensure privacy while still being part of the overall living space. The kitchen includes integrated appliances and the bathroom is fitted with modern and fixtures and fittings, providing all the necessary amenities for your daily routine.

Auction Guide £80,000

Viewing arrangements
Viewing strictly by appointment through the agent
245 Deansgate, Manchester, M3 4EN 0161 833 9499 opt 3

AUCTIONEERS COMMENTS

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).
If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.
A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.
The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.
Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

The Building

This property is ideally located, with easy access to local shops, restaurants, and public transport links, making it a fantastic choice for those who wish to explore the vibrant culture of Salford and nearby Manchester.

Whether you are a first-time buyer or looking for a rental investment, this studio apartment presents an excellent opportunity to own a piece of this thriving community. Don't miss the chance to make this delightful space your own.

The Hallway

Leads to the bathroom and all other aspects of the studio apartment, Intercom system.

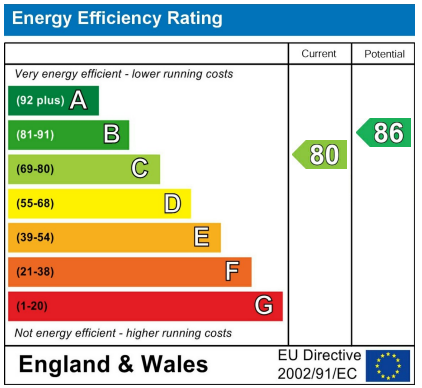
Lounge / Bedroom
15'5" x 23'7"
Thoughtfully laid out with laminate flooring, Two Double Glazed UPVC Windows, Hot water Storage, Spot Lighting, Electrical Power Sockets

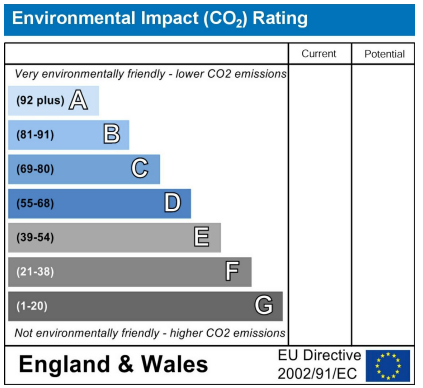
Kitchen
10'4" x 5'10"
The kitchen has integrated appliances such as fridge/ freezer, hob/oven, extractor fan, wall and base units with complimentary worktop, sick basin with mixer tap, spot lighting, electrical power sockets.

Bathroom
7'10" x 6'5"
Part tiled Bathroom, bath with shower attachment and mixer, hand wash basin, WC, fitted mirror, spot lighting, electrical power sockets., heated towel rail.

Agents Notes
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.

Additional Information
Length of Lease/Term: 250 years (less 10 days) from 13 November 2003
Ground Rent : £125.00
Service Charge: £2503.76
Council Tax Band : A
Local Authority: Salford
EPC Rating - C





FOR SALE VIA AUCTION.
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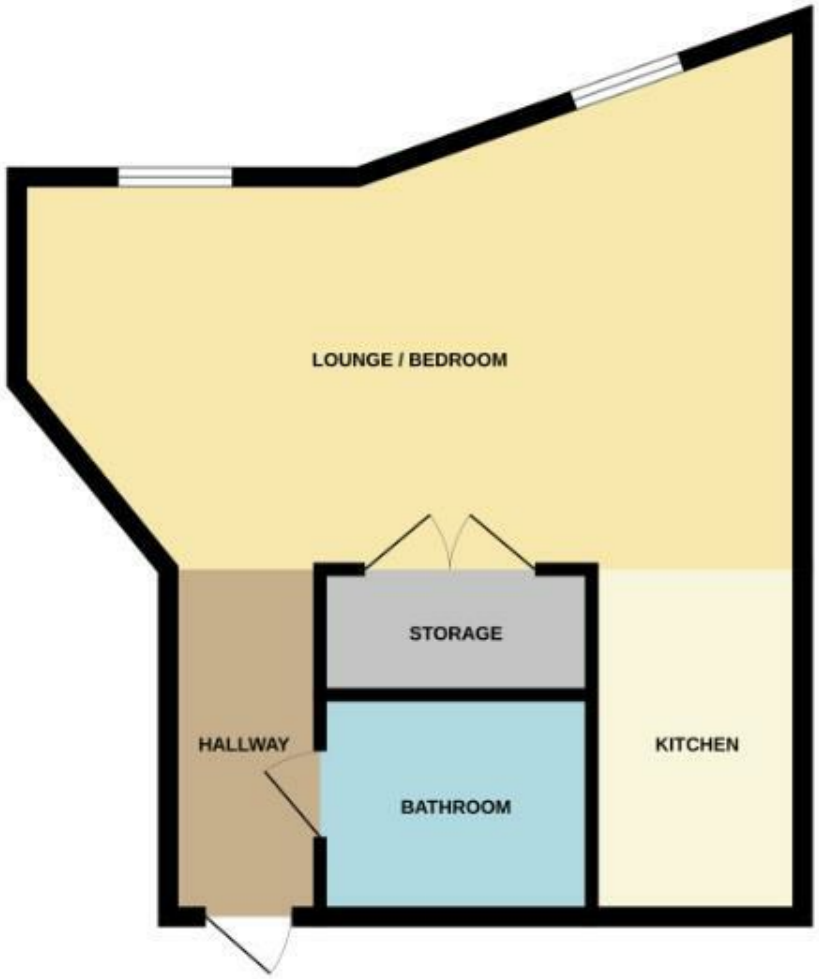

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Peachy