



Apt 216, X1 The Exchange, Elmira Way, Salford, M5 3NQ

INVESTMENT OPPORTUNITY - £850 PCM until July 2023 giving 6.37% yield

Jordan Fishwick are pleased to offer for sale this stunning SECOND FLOOR apartment in X1 The Exchange, just a stones throw from Salford Quays. The apartment block has some fantastic amenities, including on site security (7am-7pm), residents gym and lifts to all floors. Salford Quays tram stop can be accessed in less than 2 minutes walk, taking you straight in to the city centre. NO ONGOING CHAIN. EWS1 Approved.

Price £155,000

Viewing arrangements

Viewing strictly by appointment through the agent

245 Deansgate, Manchester, M3 4EN 0161 833 9499 opt 3

Entrance Hallway

Wood effect flooring. Access to all rooms. Cupboard housing washing machine.

Living Room/Kitchen

21'0" x 11'1"

Range of wall and base units with complimentary worktops over. Sink with mixer tap. Integrated dishwasher and fridge with freezer box. Cooker with hob and extractor over. Wood effect flooring. Spotlights. Wall mounted electric heater. TV/Telephone point.

Bedroom

13'8" x 9'9"

Wood effect flooring. Spotlights. Wall mounted electric heater.

Shower Room

Partially tiled. Floating sink with mixer tap. Low level W/C. Shower cubical with mixer shower. Fitted mirror.

Externally

Lifts to all floors. 7am - 7pm security. Residents gym.

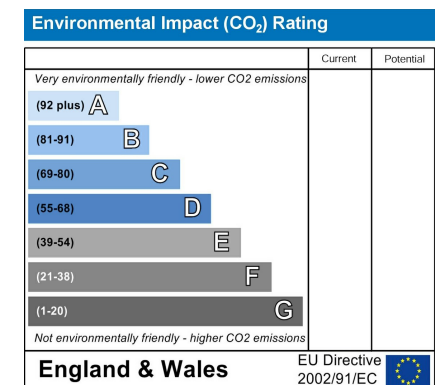
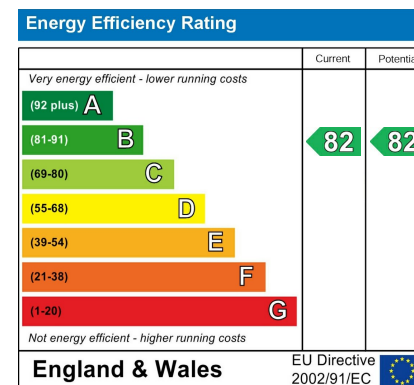
Additional Information

Service charges - £1428 per annum

Ground rent - £250 per annum increasing in line with RPI

Lease - 138 years from 2015

Council Tax TBC







Measurements are approximate. Not to scale. Illustrative purposes only
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Manchester Whitworth Street, New Mills, Sale, Wilmslow and Withington

245 Deansgate, Manchester, M3 4EN

0161 833 9499 opt 3

manchester@jordanfishwick.co.uk
www.jordanfishwick.co.uk

