



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

EWS1 Approved/Mortgage Buyers Invited

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. The property is rented at £640 PCM until June 2022. NO ONGOING CHAIN.

£145,000

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

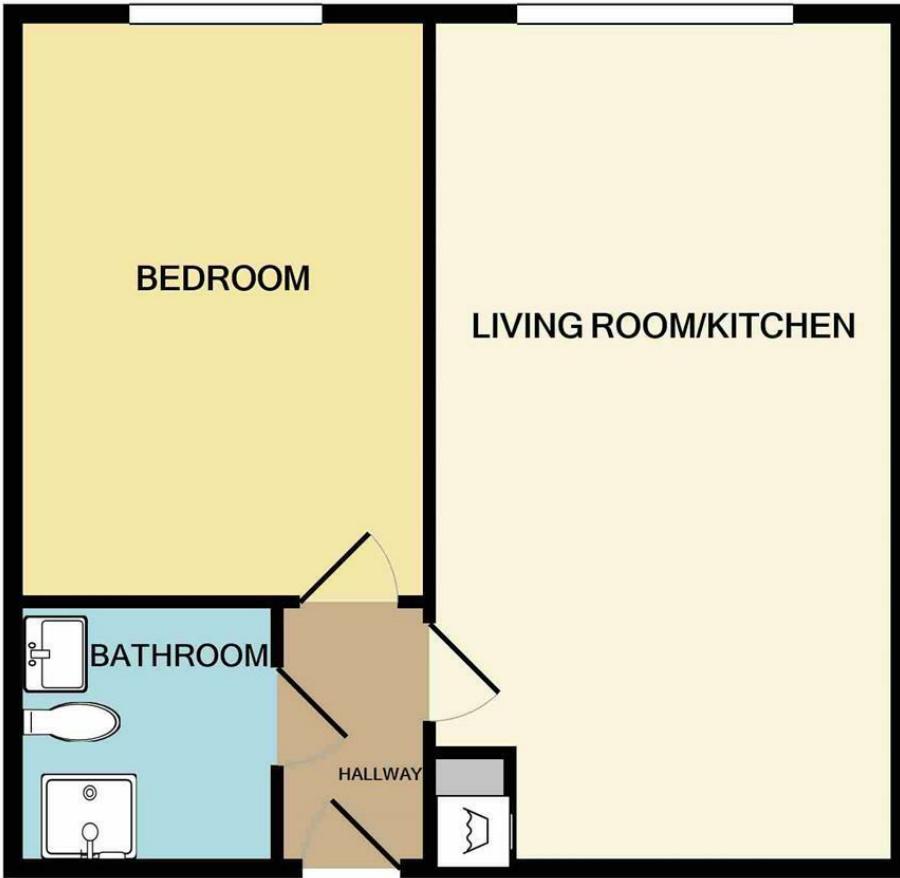
Lease - 138 years from 2015

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B	82	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Email: manchester@jordanfishwick.co.uk





Measurements are approximate. Not to scale. Illustrative purposes only
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