



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

\*AVAILABLE VIA MODERN AUCTION.\* Auction now Live

CASH Buyers Only. Investors Only. Rented from 5th of May for £875pcm. 15% Gross Yield

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 £70,000

### 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, sink 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

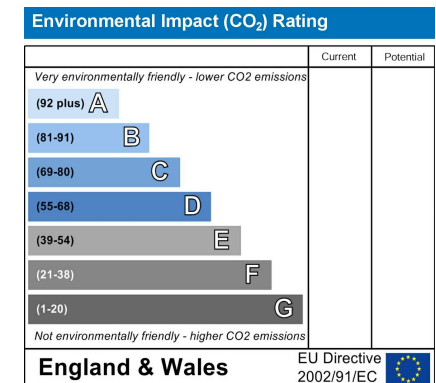
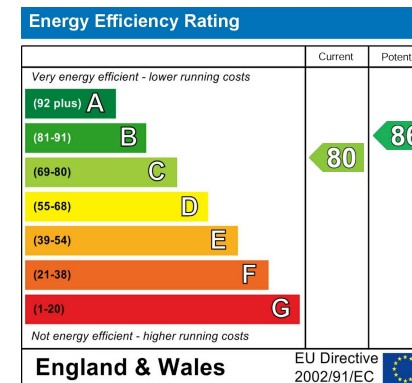
Council Tax Band : A

Local Authority: Salford

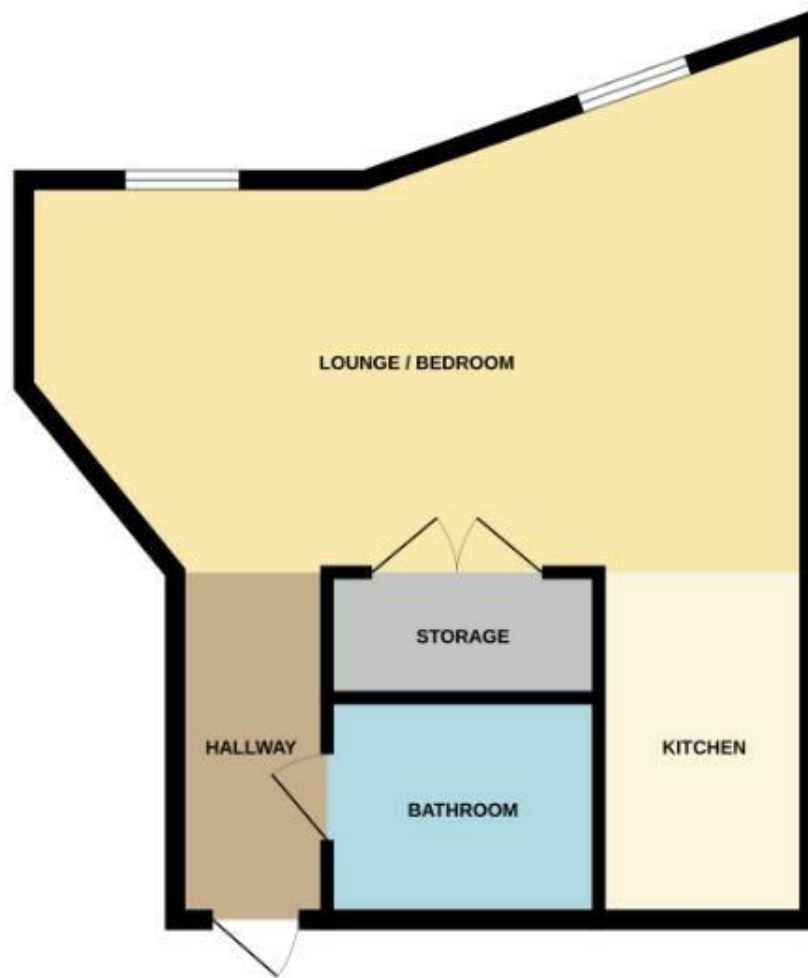
EPC Rating - C

## Disclaimer

IMPORTANT NOTE TO PURCHASERS: The lease, ground rent and service charges should all be checked via the solicitors for clarification. We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only, and are not precise. If floor plans were included, these may not be to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us.







These particulars are believed to be accurate but they are not guaranteed and do not form a contract. Neither Jordan Fishwick nor the vendor or lessor accept any responsibility in respect of these particulars, which are not intended to be statements or representations of fact and any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Any floorplans on this brochure are for illustrative purposes only and are not necessarily to scale.

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