



The Gateway, Apt 905, 211 Trafford Road, Salford, Lancashire, M5 3AW

As the popularity and demand for prime residential developments in the sought-after city of Salford continues to grow ever-higher, X1 The Gateway aims to fulfil this deficit with its provision of stunning apartments that would challenge even the most luxury of hotels.

Each of X1 The Gateway's 86 one bedroom apartments boast an average floor-space of 36.4sqm, with the ample living area encouraging plenty of bright and natural light. In addition, each apartment will contain a fully-fitted kitchen, a living space fitted and furnished to the highest of standards, as well as a large double bedroom and a bespoke fitted bathroom.

In addition to the ample luxury apartments on offer, X1 The Gateway also appeals to its residents through its on-site amenities such as a private residents' gym, a management office, secure bike storage and even a retail unit within the development.

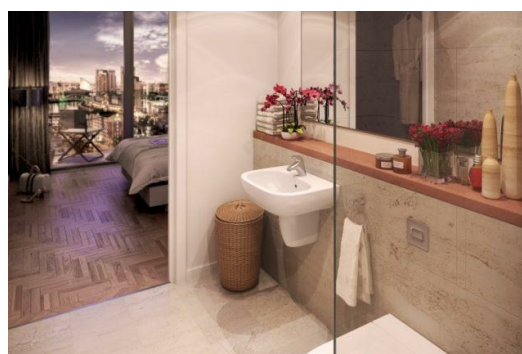
Designed as a gateway to the picturesque Salford Quays waterfront and the now-famous MediaCityUK, this development is the perfect solution for the influx of tenants looking to the city of Salford as the opportune place to live, work and play.


Location Description:

Residents of X1 The Gateway are just a stone's throw away from all that the stunning Salford Quays waterfront has to offer, including the MediaCityUK site, a 5,000-capacity grass piazza larger than London's Trafalgar Square, as well as cultural amenities including the Lowry Theatre, the Imperial War Museum and Old Trafford, home of Manchester United football club.

Furthermore, just a short walk or public transport journey away is the vibrant city of Manchester and all its shops, restaurants, bars and cafés synonymous with a popular global city. Regardless of budget and inclination, there will always be something to enjoy in such a city.

As well as being incredibly attractive to tenants, Salford is the perfect place for investors too. Named a UK Buy-to-Let Hotspot in 2014 and 2015 consecutively.



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

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
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