



Lexington Court, Broadway, Salford

Offers In Excess Of £120,000

GREAT INVESTMENT OPPORTUNITY - Currently Tenanted at £800pcm

Located within the highly sought after Salford Quays area, just a short stroll from MediaCityUK is this modern and stylish one bedroom apartment.

On the outside you'll find landscaped gardens and your very own secure parking space - a huge bonus. Step inside and you'll find a chic and trendy design throughout, with real attention to detail, with accommodation that briefly comprises: entrance hall, open plan living kitchen, one large double bedroom, bathroom and a practical utility cupboard.

Location wise, you're literally on the doorstep of the water-front's stylish bars and restaurants as well as everything else the Quays has to offer. Travelling around the city couldn't be easier either - the tram stop is only a 5 minute walk away, so Manchester is within easy reach. This really is modern city living at its best!

If you're interested in having a closer look, or have any questions, do get in touch with our sales team.

*The photos used for this advertisement are for marketing purposes and are taken from another apartment.



Entrance Hallway
 Entrance door from communal hallway, built in airing cupboard, wood effect flooring, doors to:

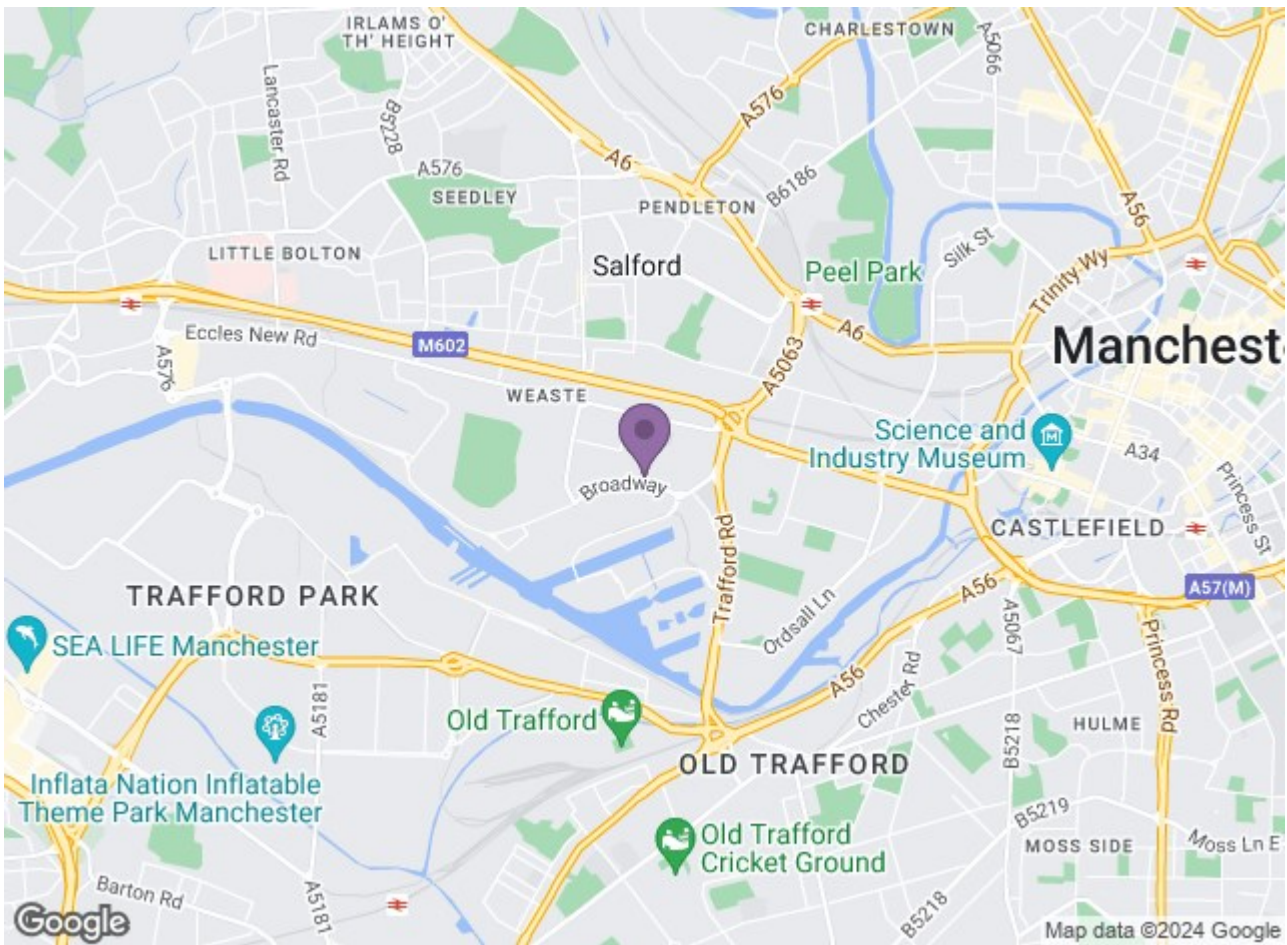
Open Plan Living Room & Kitchen
 Furnished with a range of wall mounted and base level units with work top surfaces over incorporating a sink and drainer unit. Built in electric oven and grill with a four ring gas hob, extractor hood and lighting over. Integrated dishwasher, space for a fridge freezer, wall mounted electric heater. Continuation of the wood effect flooring, double glazed window.

Bedroom
 Double glazed window, wall mounted electric heater.

Bathroom
 Furnished with a three piece suite comprising; Panelled bath with shower attachment and shower screen, vanity wash hand basin and a low level WC.
 Part tiled walls, tiled flooring, chrome heated towel rail.



TOTAL APPROX. FLOOR AREA 515 SQ.FT. (47.9 SQ.M.)
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
80	88	G	G