



Lexington Court, Broadway, Salford
Offers In Excess Of £130,000

Ascend
Built on higher standards

Lexington Court, Broadway, Salford

BUY TO LET INVESTMENT & RESIDENTIAL OPPORTUNITY - This apartment is currently tenanted on a fixed agreement at £925pcm (September 2025).

Ascend Properties are delighted to offer for sale this spacious one bedroom apartment, ideally located within easy reach of Salford Quays & MediaCityUK.

Boasting a bright modern interior, this fantastic apartment benefits from a large open plan living room with fitted kitchen, a generous double bedroom and stylish bathroom suite. There is also the added benefit of secure allocated parking an well maintained communal gardens.

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. Photos have been used for marketing purposes only, so the fixtures and fittings may vary.

Tenure: Leasehold
Service Charge: approx. £1785 pa

Entrance Hallway

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

Open Plan Living 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.

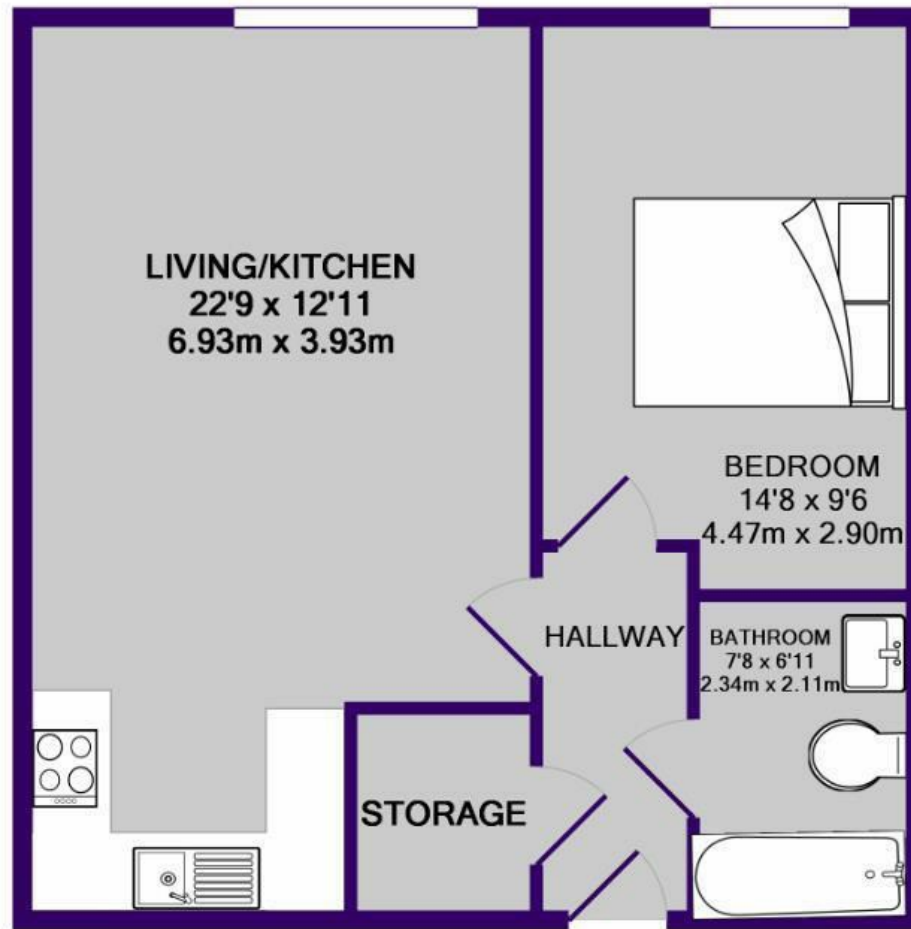
Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are, in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended. Although we try to ensure accuracy, measurements used in this brochure may be approximate. Therefore if intending purchasers need accurate measurements to order carpeting or to ensure existing furniture will fit, they should take such measurements themselves.

Information

The windows within this development DO NOT OPEN. This is due to the close proximity of a neighboring saw mill and timber yard.

Tenure: Leasehold
Service Charge: approx. £1785 pa
Ground Rent: £300 pa
Ground Rent Review: In line with RPI, reviewed every 10 years.
Lease: 150 Years From 2012
Council Tax: Salford B
EPC: B
Management company: Living City
100% Ownership





TOTAL APPROX. FLOOR AREA 507 SQ.FT. (47.1 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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