



## Lexington Court, Broadway, Salford

£925 PCM

**\*\*VIRTUAL/VIDEO TOUR AVAILABLE\*\***

Set in the stylish and vibrant area of Salford Quays, this Broadway development has a cracking one-bedroom apartment available. 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. The open-plan lounge/kitchen has oodles of space - perfect for all your family gatherings and shindigs. The property also boasts one great sized double bedroom and a slick modern bathroom.

The location is absolutely spot-on too. Take a short stroll and you'll find yourself among 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 stroll 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. And just so you know, the pictures for this apartment are for marketing purposes only. The internal fixtures, fittings and furnishings may vary.

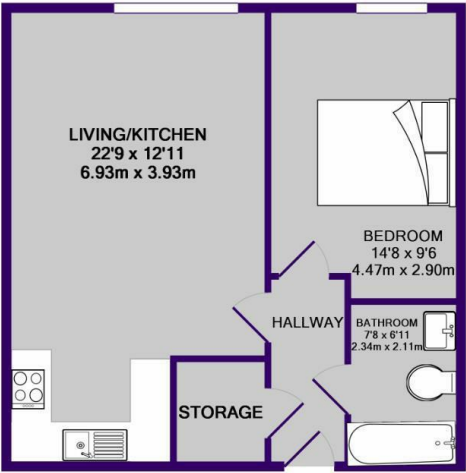
\*The windows within this development do not open. This is due to the close proximity of a timber yard/saw mill.





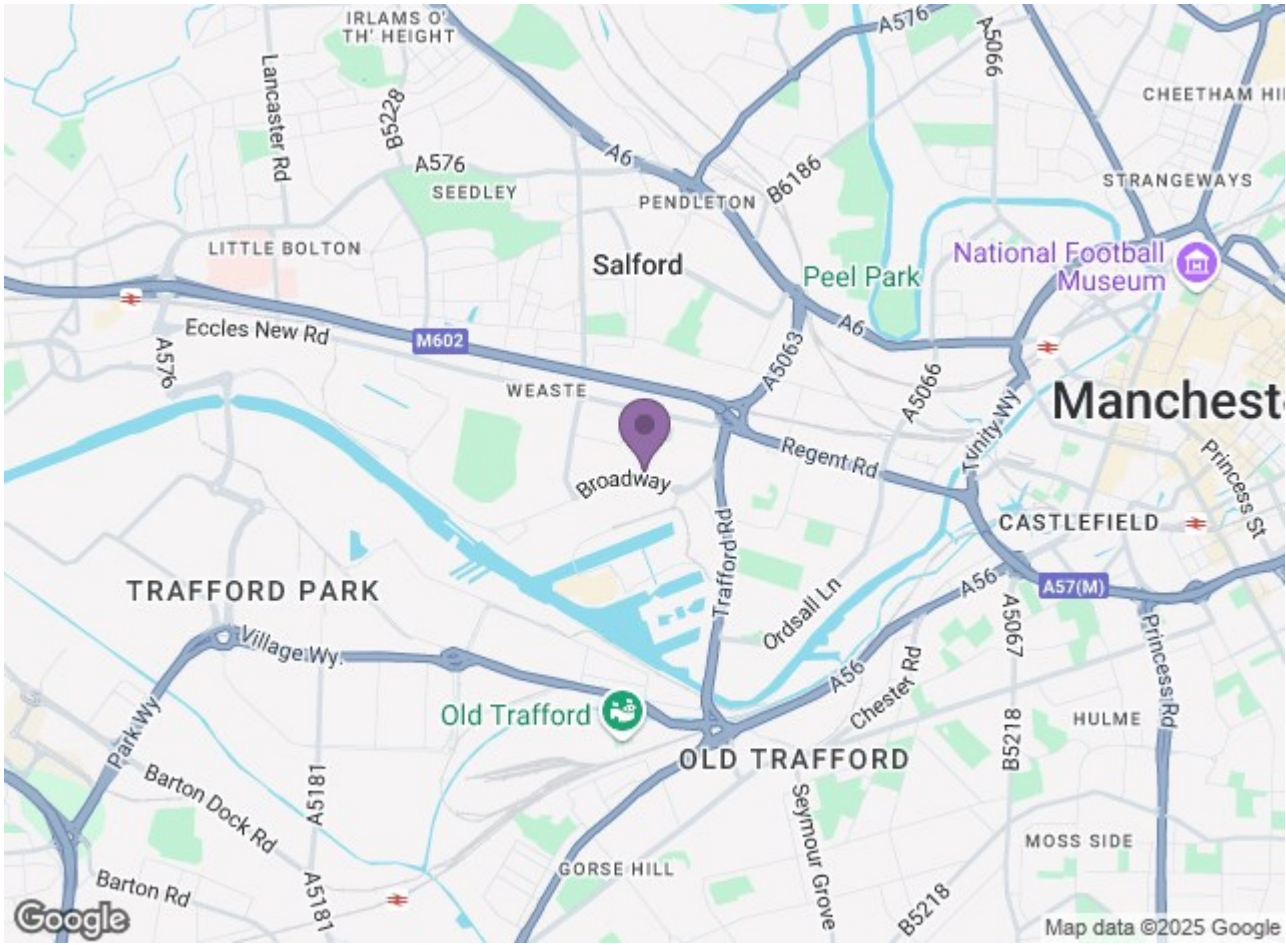
Disclaimer

Please note that the windows in this property do not open. This design feature is in place due to the building's close proximity to a neighbouring saw mill and timber yard. Ventilation is provided through an alternative mechanical system within the building. Prospective tenants should consider this before arranging a viewing or proceeding with an application.



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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Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Current	Potential	Score	Current	Potential	Score
Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
A	A	88	A	A	78
B	B	86	B	B	76
C	C	84	C	C	74
D	D	82	D	D	72
E	E	80	E	E	70
F	F	78	F	F	68
G	G	76	G	G	66