



## Lexington Court, Broadway, Salford Quays

£950 PCM

Set in the heart of the stylish waterside buzz of Salford Quays, the Broadway development offers some seriously impressive one bedroom apartments and this one really stands out.

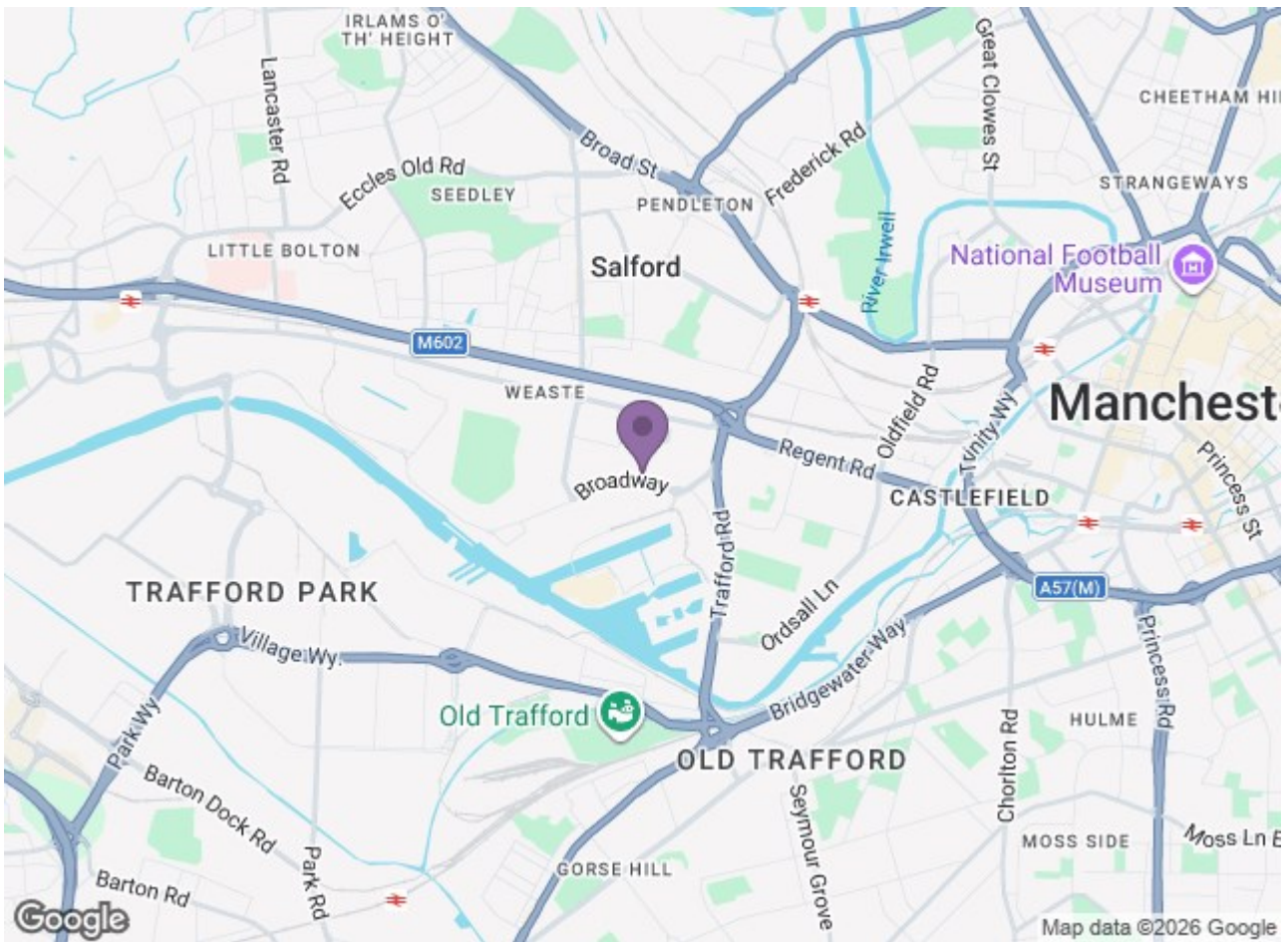
Outside, you are welcomed by landscaped gardens and your own secure allocated parking space, which is a real luxury in this area. Step inside and you will find a sleek, modern apartment with a chic design and clear attention to detail throughout. The open plan lounge and kitchen is a fantastic space, perfect for everything from hosting friends and family to relaxed evenings in with a takeaway and a good film. There is plenty of room to live, dine and unwind. The double bedroom is generously sized and comfortable, while the modern bathroom is stylish and well finished.

The location is where this apartment really shines. You are just moments from the water and surrounded by Salford Quays' bars, restaurants and coffee spots, with MediaCityUK right on your doorstep. Home to the BBC, ITV and a buzzing creative scene, it adds a real sense of energy to the area and gives the location a vibrant, modern feel. Whether it is brunch by the docks, evening walks along the water or a quick gym session before work, everything you need is close by.

Getting around could not be easier either. The tram stop is only a short walk away, putting Manchester city centre within easy reach while still allowing you to enjoy the calmer pace of waterside living.

This really is modern city living at its best and a fantastic opportunity for anyone looking to enjoy everything Salford Quays has to offer.





Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
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81	88	32	32
England & Wales		England & Wales	