



Lexington Court, Broadway, Salford

£135,000

**Ascend**

Built on higher standards

# Lexington Court, Broadway, Salford

\*Buy To Let Only - Tenanted Until Oct 2024 - £925pcm\*

Set in the stylish and vibrant area of Salford Quays, this Broadway development has a cracking one-bedroom apartments 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 a 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. A video walkthrough is available as an initial method of viewing.

Service Charge: Approx. £2300 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

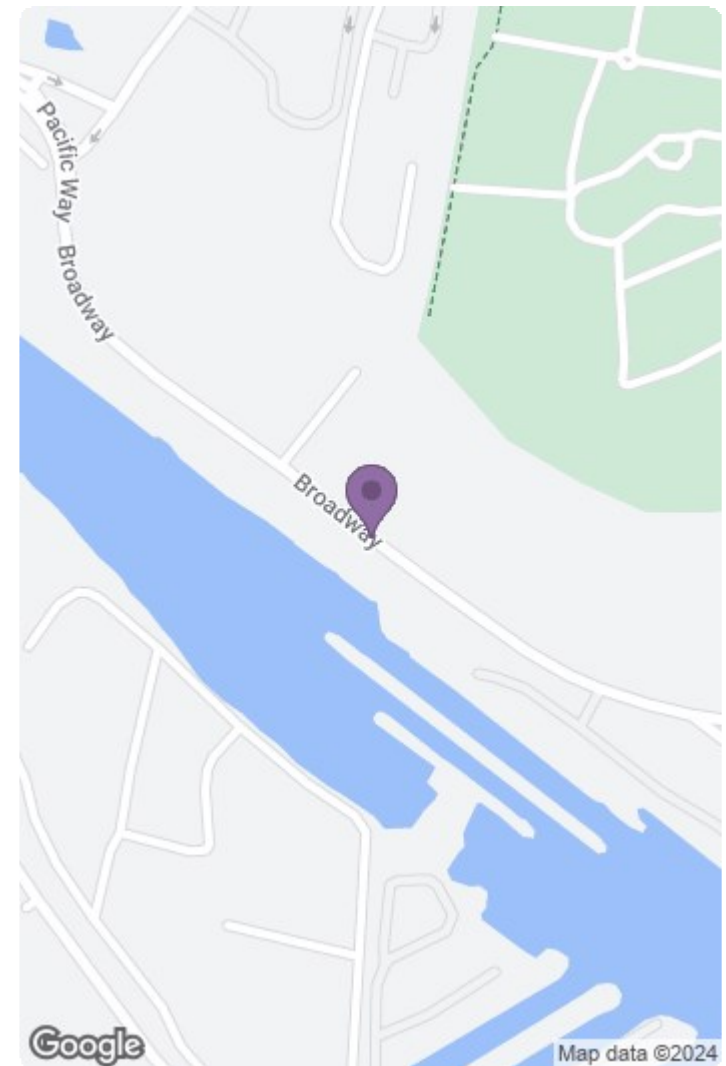
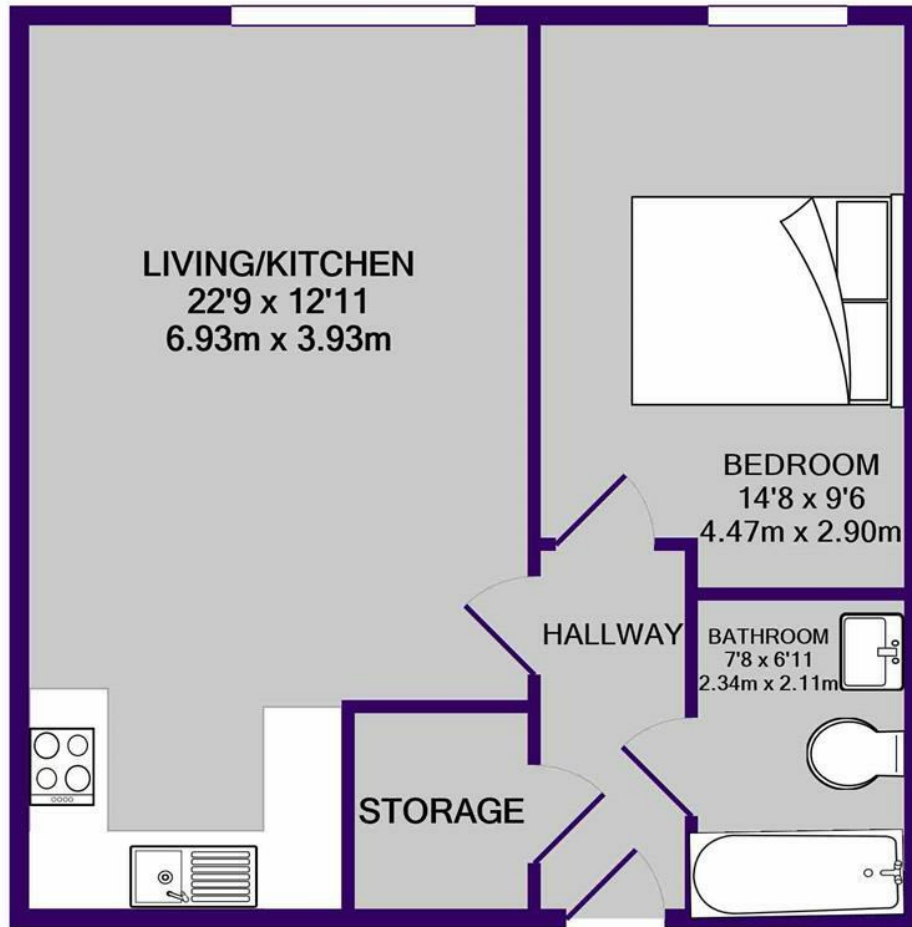
Double glazed window, wall mounted electric heater.

## 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.





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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