



## Lexington Court, Broadway, Salford

£950 PCM

Right by the water and moments from the action, this one bedroom apartment at the Broadway development places you right in the middle of Salford Quays' vibrant lifestyle.

From the moment you arrive, the setting does the talking. Well kept landscaped gardens surround the building and the apartment comes with its own secure parking space, making day to day life that bit easier. Inside, the property feels smart, modern and thoughtfully laid out, with a contemporary design that is both stylish and practical.

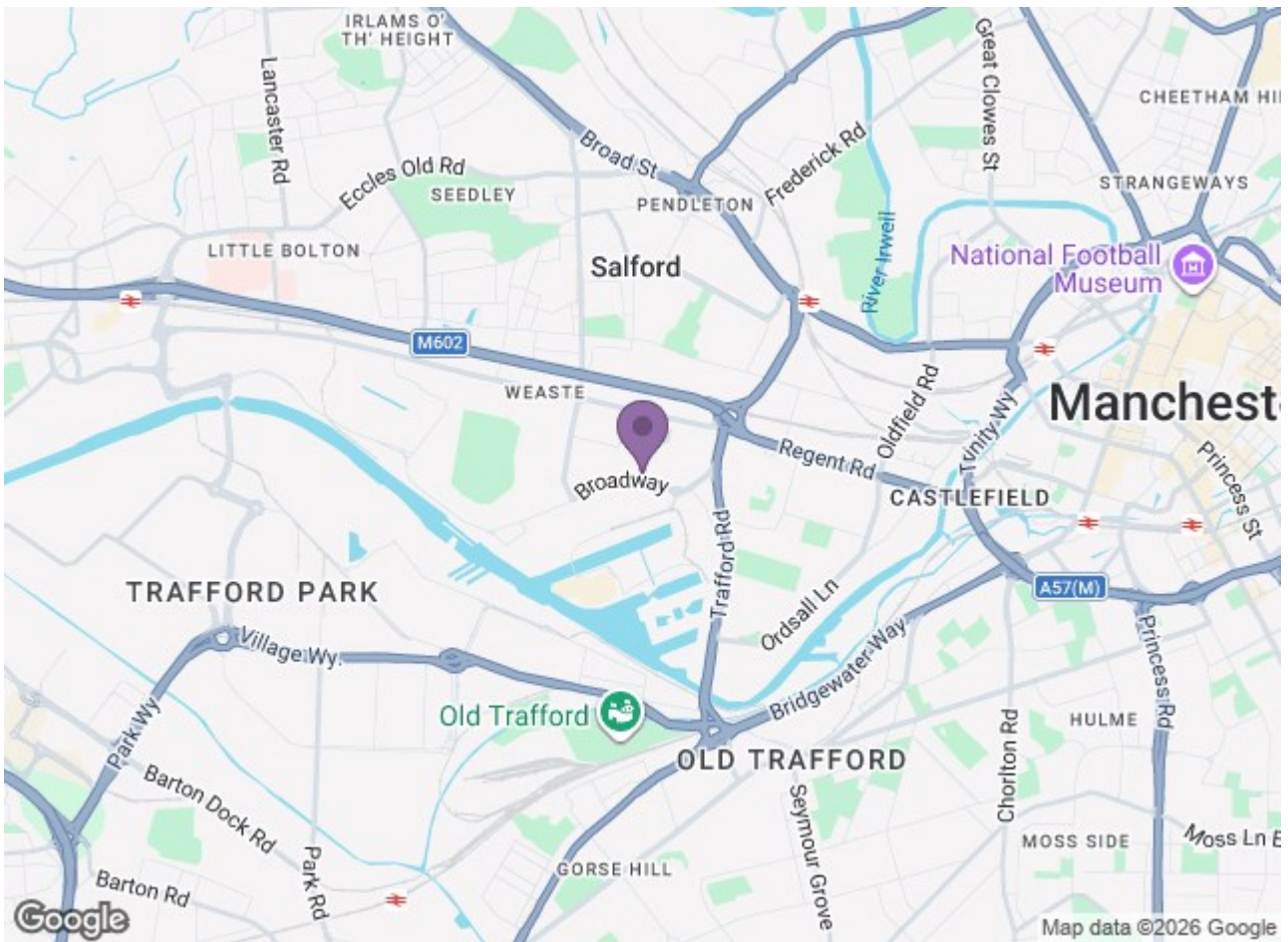
The open plan living and kitchen space is bright and spacious, ideal whether you are cooking for friends, working from home, or simply enjoying a quiet evening in. The bedroom is a comfortable double, offering a great place to switch off at the end of the day, and the bathroom is modern and well finished with clean, crisp lines.

Step outside and you are perfectly placed to enjoy everything Salford Quays has to offer. Waterside walks, independent coffee spots, lively bars and restaurants are all close by, while MediaCityUK is just around the corner, adding a real buzz to the area. It is the kind of location where popping out for a coffee can easily turn into an afternoon by the water.

For commuters, the tram stop is only a short walk away, making travel into Manchester city centre quick and straightforward and perfect for work, socialising or both.







Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
<p>Energy Efficiency Rating: B (80) / A (88)</p>		<p>Environmental Impact (CO<sub>2</sub>) Rating: B / A</p>	