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Ascend

Built on higher standards



Lexington Court, Broadway, Salford

£950 PCM

Located within a highly sought-after development in the heart of Salford Quays, this stylish one-bedroom apartment offers modern living in one of Greater Manchester's most vibrant waterfront locations. Situated on the second floor with lift access, the property has been thoughtfully designed to maximise both comfort and practicality.

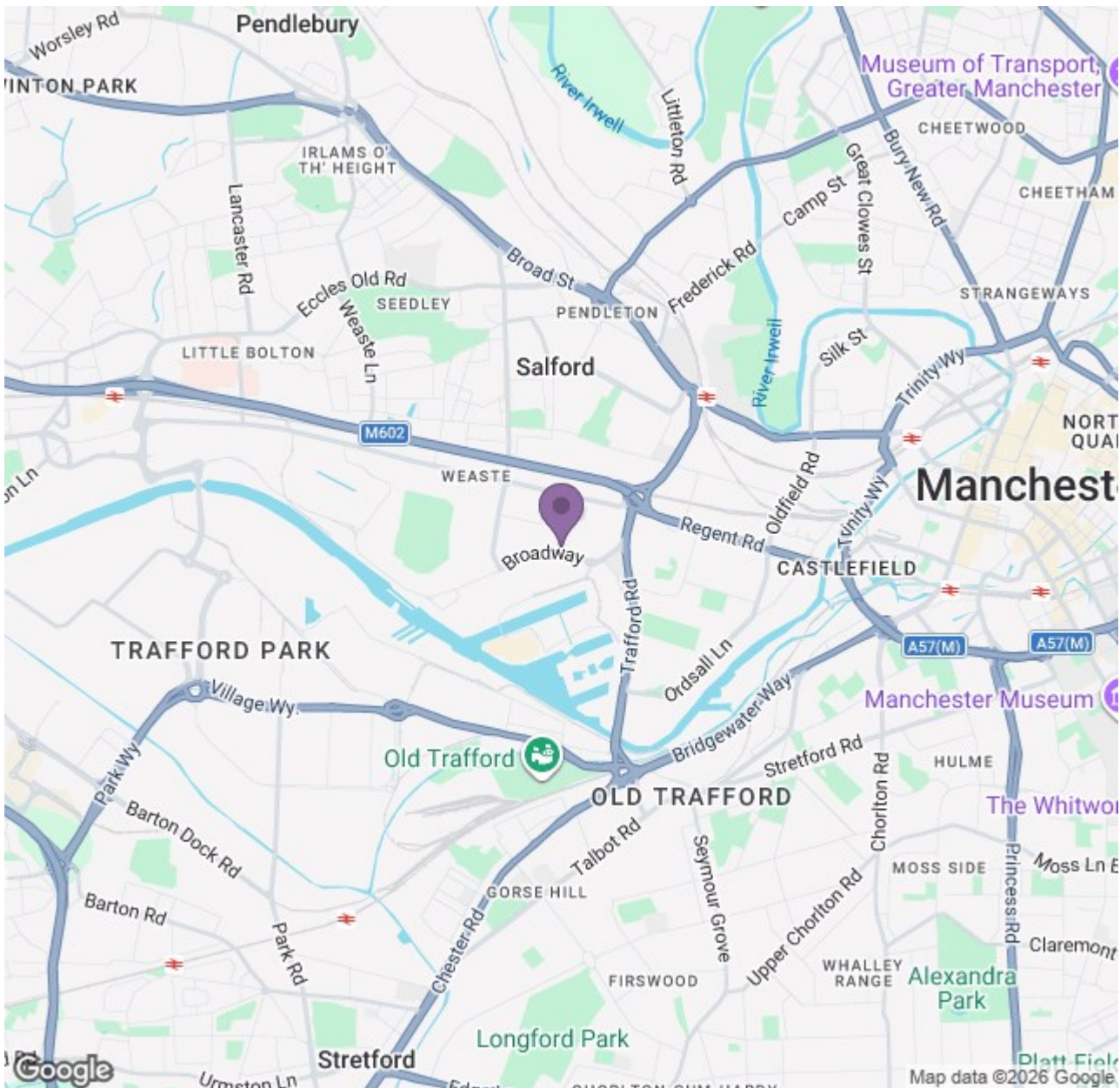
The accommodation comprises a welcoming entrance hall leading to a bright and spacious open-plan living room and kitchen, creating the perfect space to relax or entertain. The generous double bedroom is complemented by a sleek, modern bathroom and additional storage space. Residents also benefit from a secure allocated parking space and access to beautifully maintained communal gardens, providing a peaceful retreat from city life.

Perfectly positioned just a short walk from MediaCityUK, the apartment is surrounded by an excellent selection of waterfront restaurants, bars, cafés and leisure facilities. The Lowry Theatre, Quayside shopping centre and Virgin Active gym are all within easy reach, while nearby Metrolink services provide quick and convenient access to Manchester City Centre and beyond. Combining excellent transport links, local amenities and contemporary accommodation, this apartment offers city living at its best.

The photographs used within this advertisement are for marketing purposes and have been taken from another apartment within the development.

Please note: The windows within this development do not open due to the close proximity of a neighbouring sawmill and timber yard.





Energy Efficiency Rating		Score	Band
Best possible rating	100	100	A
75-100	85	85	B
65-75	70	70	C
55-65	55	55	D
45-55	40	40	E
35-45	25	25	F
25-35	10	10	G
Worst possible rating	0	0	
England & Wales		86	B

Environmental Impact (CO ₂) Rating		Score	Band
Best possible rating (zero CO ₂ emitted)	100	100	A
75-100	85	85	B
65-75	70	70	C
55-65	55	55	D
45-55	40	40	E
35-45	25	25	F
25-35	10	10	G
Worst possible rating (over 1000 emitted)	0	0	
England & Wales		86	B