

241 Deansgate, Manchester, Lancashire, M3 4EL

Tel: 0161 637 8336

Email: [contactus@ascendproperties.com](mailto:contactus@ascendproperties.com)

[www.ascendproperties.com](http://www.ascendproperties.com)

# Ascend

Built on higher standards



## Hudson Court, Broadway, Salford

Offers In Excess Of £155,000

\*Open For Residential & Buy To Let Investment - Tenanted On A Fixed term Agreement Until April 2025\*

Set in the stylish and vibrant area of Salford Quays, this Broadway development has a cracking two-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 two great sized double bedrooms 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. The perfect property for residential or an investment purchase!

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



SECOND FLOOR  
640 sq.ft. (59.4 sq.m.) approx.

### Kitchen/living

73'5" x 50'2" (22.4 x 15.3)

Open plan kitchen and living area.

### Master bedroom

51'2" x 28'2" (15.60m x 8.59m)

Good size double bedroom, carpeted and heated by an electric heater.

### Bedroom

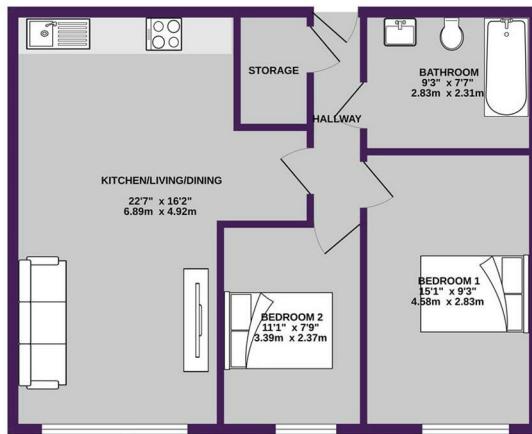
37'4" x 24'7" (11.4 x 7.5)

The second bedroom is also a double, neutral decoration which makes it easy to add your own stamp. Electric heating.

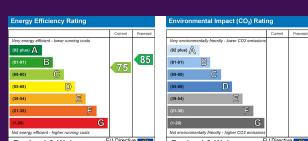
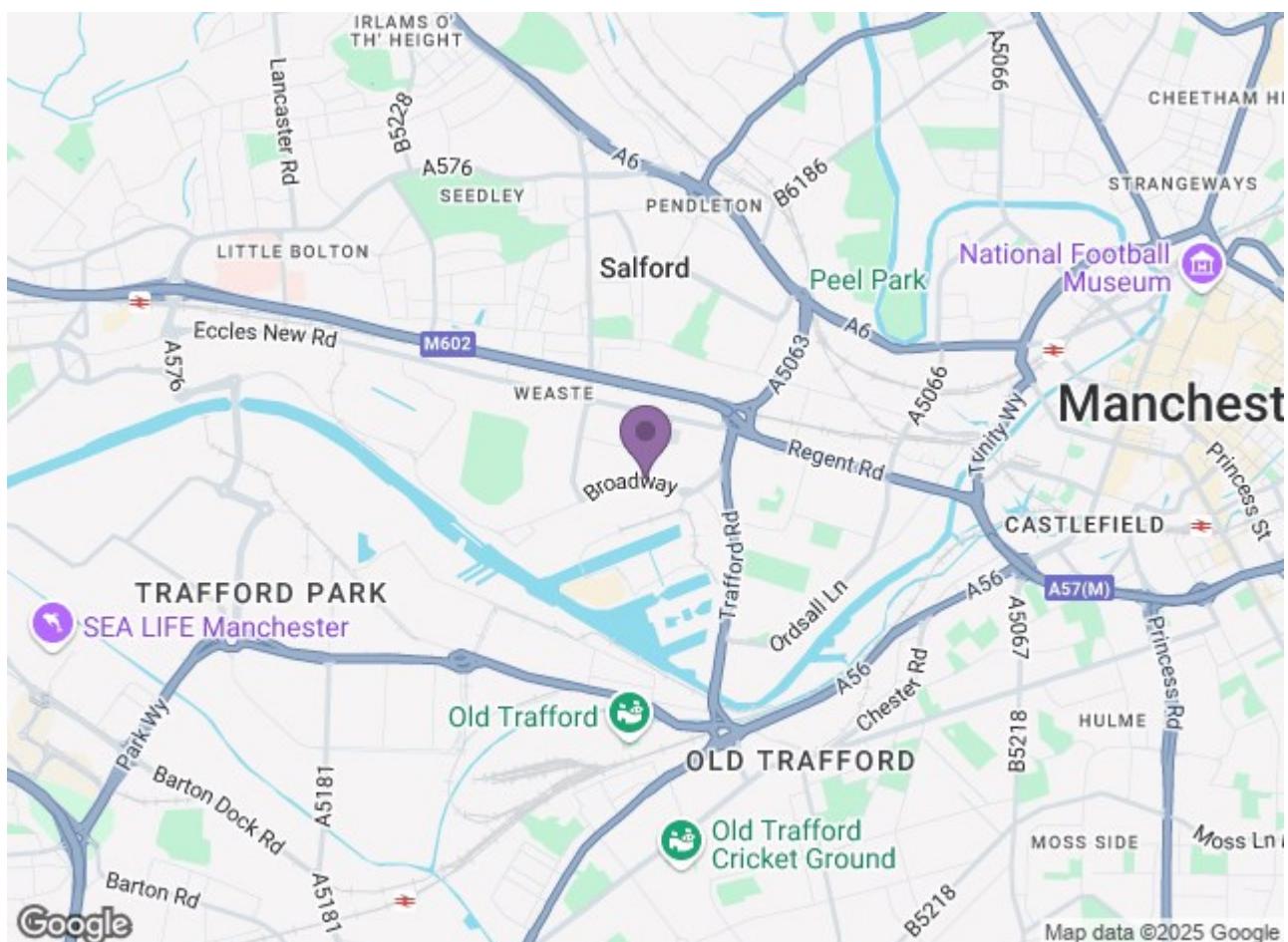
### Bathroom

26'5" x 20'0" (8.06 x 6.10)

Three piece bathroom suite.



TOTAL FLOOR AREA: 640 sq.ft. (59.4 sq.m.) approx.  
Whilst every effort has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, walls, windows and other features are approximate only. We cannot accept responsibility for any errors and measurements should not be relied upon for the fitting of fixtures, furniture and fittings. Prospective purchasers are advised to re-measure where necessary. The services, systems and appliances shown have not been tested and no guarantee is given as to their condition or remaining useful life. Made with MyFloorPlans.com



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