



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.



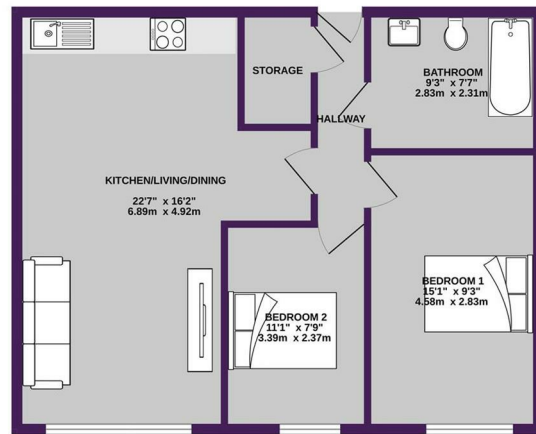
SECOND FLOOR
640 sq.ft. (59.4 sq.m.) approx.

Kitchen/living
73'5" x 50'2" (22.4 x 15.3)
Open plan kitchen and living area.

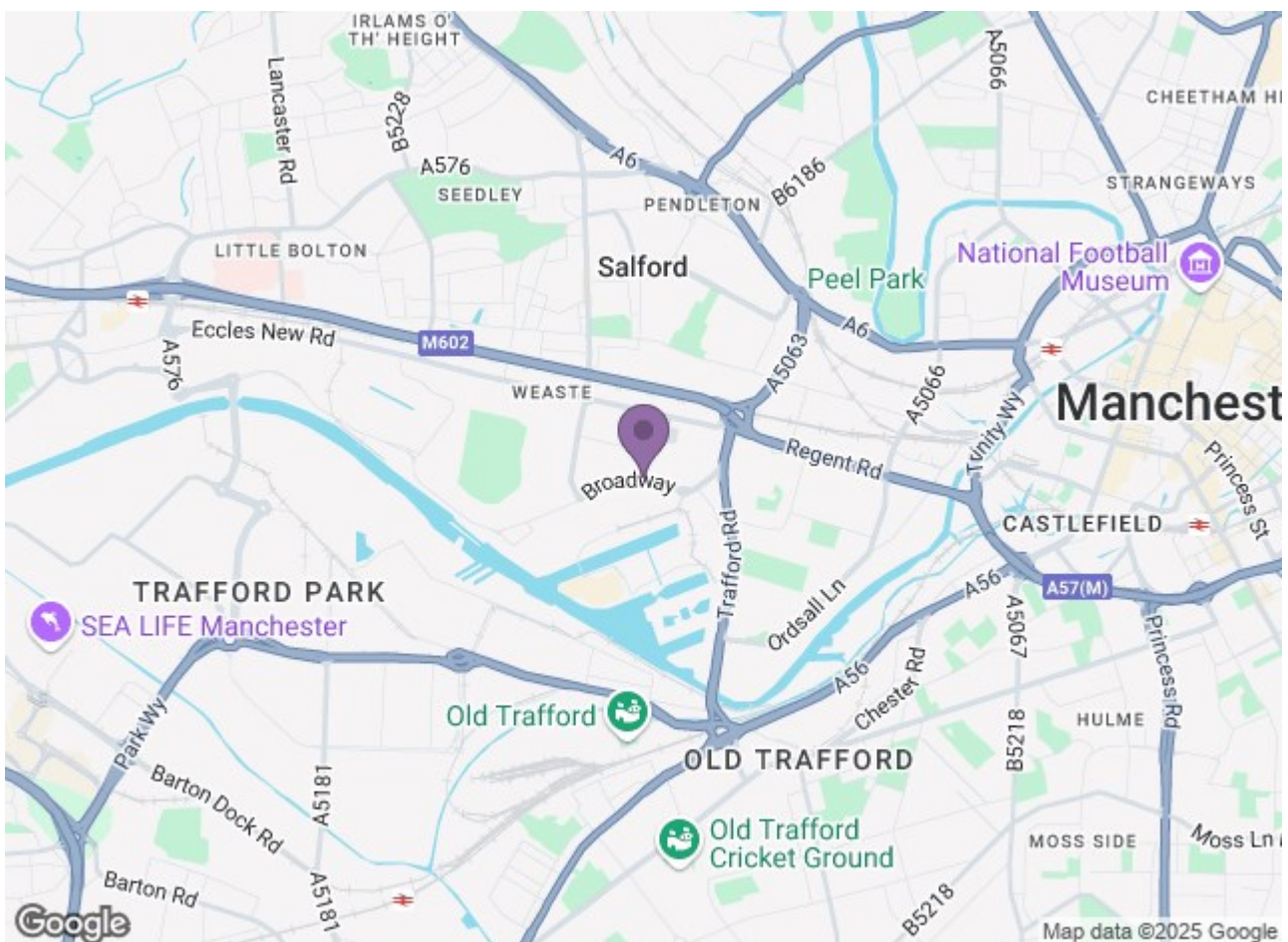
Master bedroom
51'2" x 28'2" (15.60m x 8.59m)
Good size double bedroom, carpeted and heated by an electric heater.

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.
While every attempt has been made to ensure the accuracy of the floorplan, it is not intended to be used as a substitute for a professional survey. The plan is for illustrative purposes only and should not be used to rely on for any prospective purchase. The actual floor area may vary slightly from the floorplan. All dimensions are approximate and no guarantee is given. Please refer to the floorplan for details.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
75		B	
75		B	
75		B	
75		B	
75		B	
75		B	
75		B	
75		B	
75		B	

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