



## Hudson Court, 54 Broadway, Salford

Offers In Excess Of £115,000

\*Open For Residential & Buy To Let Investors\* - Current tenancy until May 2026 at £925pcm

Located within the highly sought after Salford Quays area, just a short stroll from MediaCityUK is this modern and stylish one bedroom apartment.

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, with accommodation that briefly comprises: entrance hall, open plan living kitchen, one large double bedroom, bathroom and a practical utility cupboard.

Location wise, you're literally on the doorstep of 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 walk 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 with our sales team.

\*The photos used for this advertisement are for marketing purposes, so fixtures and fittings may vary\*

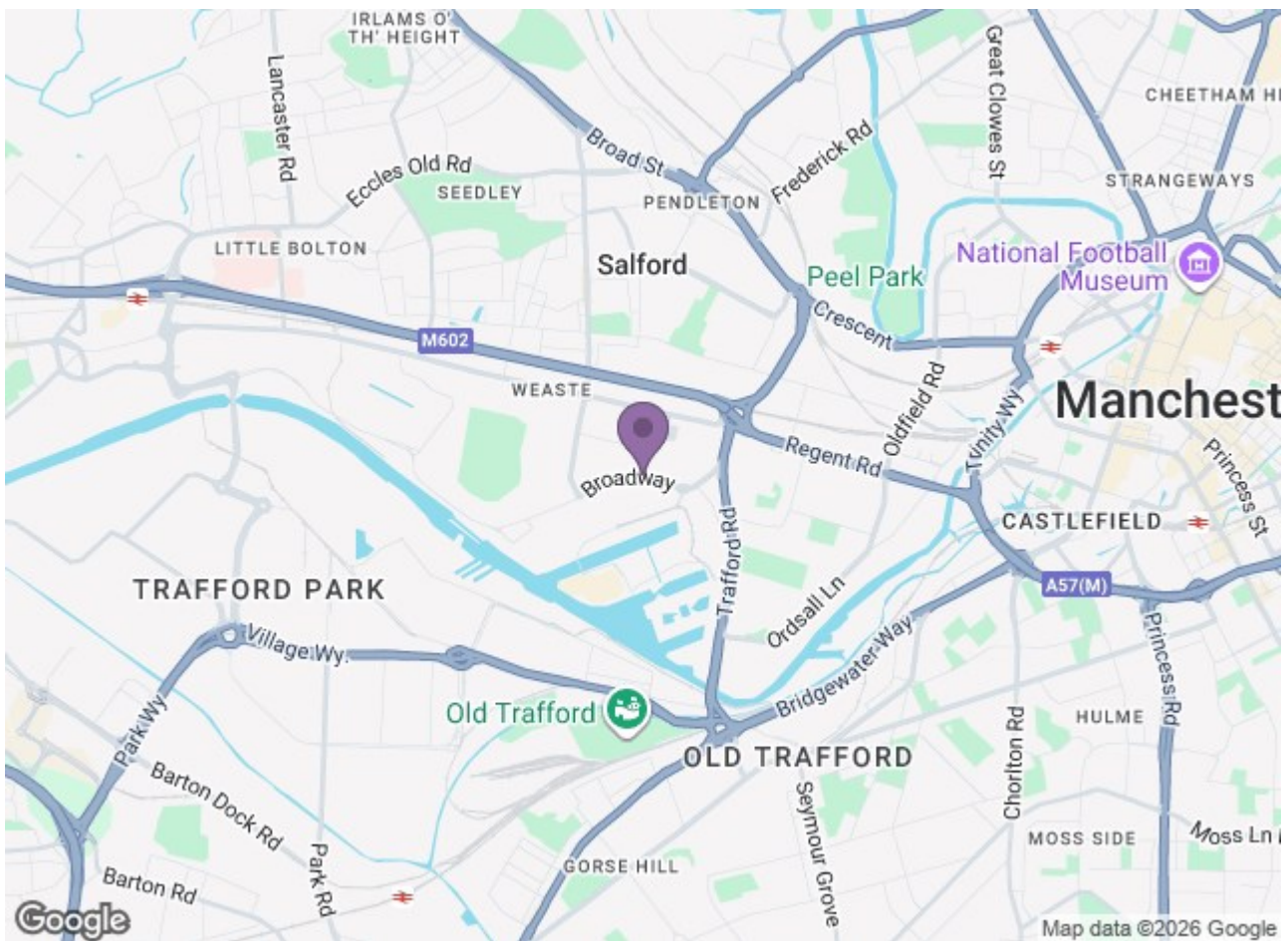






TOTAL APPROX. FLOOR AREA 515 SQ.FT. (47.9 SQ.M.)

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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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
48	68	78	78
England & Wales		England & Wales	

**Ascend**  
Built on higher standards