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# Ascend

Built on higher standards



Lexington Court, 56 Broadway, Salford

£775 PCM

Set in the stylish and vibrant area of Salford Quays, this Broadway development has a cracking one-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 a great sized double bedroom 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. And just so you know, the pictures for this apartment are for marketing purposes only. The internal fixtures, fittings and furnishings may vary. Please note that the windows in this development do not open.

Available 13th March 2022





Energy Efficiency Rating		Environmental Impact (CO2) Rating	
95% efficient - lower running costs	Excellent	95% friendly - lower CO2 emissions	Excellent
A (95%)	B7	B (94%)	B7
B (94%)	C6	C (94%)	C6
C (94%)	D5	D (94%)	D5
D (94%)	E4	E (94%)	E4
E (94%)	F3	F (94%)	F3
F (94%)	G2	G (94%)	G2
G (94%)	H1	H (94%)	H1

England & Wales  
EPC Rating: B7  
EPC Date: 2023/08/24

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